



Helping to make WHISTLER the place you call HOME
#325- 2400 Dave Murray Place, Whistler BC, V0N 1B2
phone: (604) 905-4688 fax: (604) 932-4461
email: mail@whistlerhousing.ca
website: www.whistlerhousing.ca

Seniors Resident Restricted Housing Purchase and Rental Waitlist Guidelines and Application

The Whistler Seniors Resident Restricted Housing Program is intended to address the housing needs of Whistler's active or retired workforce and qualified long term residents who are over the age of 55.

1. Definitions:

Employee- An individual who is employed, self-employed for an average of not less than 20 hours per week on an annual basis at a business or organization located within the boundaries of the Resort Municipality of Whistler which holds an RMOW Business License or recognized equivalent. Self- employed employees must have a valid RMOW Business License related to their Whistler employment; confirm their work directly contributes to and participates within the local Whistler economy; and fulfill the minimum average of 20 hours of work per week on an annual

Retiree- An individual who has ceased active employment but who has been an Employee (as per definition above) for five of the six years prior to ceasing employment, or who is the former long term spouse/partner of an employee. In addition an individual who has made significant contributions to the Whistler community through volunteer services and / or part-time employment over a significant period of time that MAY be recognized and deemed acceptable to the WHA Board

Applicant- An individual Employee or Retiree who qualifies for seniors resident restricted housing in accordance with the eligibility criteria set out herein, and submits an application to be placed on the *Seniors Purchase or Rental Waitlist*.

Primary Residence- Means the residence [or home] in which the applicant resides, where:

- if owned by the applicant, it must be shown to qualify as such as defined under both {i} the Home Owner Grant Act, regardless of whether or not the grant is available to the owner by reason of the property's assessed value, and {ii} as identified on the applicant's Revenue Canada Income Tax and Benefit Returns;
- if rented by the applicant, it must be shown as rented as a primary residence for the period claimed, through documented Revenue Canada Tax Income Tax and Benefit Returns, Driver's License, and/or other means; and

- the residence must qualify under these tests immediately prior to the purchase of a Seniors Resident Restricted Housing unit.

2. Waitlist and Waitlist Priority:

All applicants registered as members of Whistler’s Mature Action Community will be advised when a unit[s] becomes available. Those applicants interested in an available unit will then submit a notice confirming their interest to the Whistler Housing Authority along with a completed Application to Purchase or Rent Seniors Resident Restricted Housing. Final waitlist positions for the purchase or rental and selection of a unit will be established at that time based on a ‘needs-based-priority-point’ system.

Priority points will be awarded to those *Applicants* who have confirmed their interest, as follows:

- one point for each year the applicant is above age 65
- one point for each year the applicant has lived in Whistler as a primary residence
- one point for each year the applicant has been an ‘employee’ in Whistler

Note: priority points only apply for one individual where the applicant is a couple

The final waitlist position for each seniors housing opportunity may be subject to the discretionary power of the WHA Board to recognize other individuals’ “needs-based” circumstances.

3. Waitlist Eligibility Criteria:

To be eligible for placement on the Seniors Purchase Waitlist for purchasing a Seniors Resident Restricted Housing unit, applicants must meet the following criteria:

- 1) Applicants must be at least 55 years of age, Canadian citizens or Permanent Residents, and must be a qualified Whistler **Employee** or **Retiree** [as per definitions].
- 2) Applicants must have resided in Whistler, in their **Primary Residence** [as per definition], for a minimum period of five consecutive years prior to applying to be on the Seniors Purchase or Rental Waitlists.
- 3) Before being added to the Seniors Purchase Waitlist, applicants must be pre-approved for a mortgage or be able to provide proof of available assets that corresponds to the purchase price of their desired unit type. Documentation confirming mortgage pre-approval or assets must be attached to the Application to Purchase.
- 4) Applicants will be required to sign a Statutory Declaration confirming the accuracy of their application and to submit suitable documentation substantiating their citizenship, employment in Whistler, and mortgage pre-approval or assets.
- 5) Applicants will be required to pay a one-time Waitlist Registration Fee in the amount of \$50. The Registration Fee applies to all new Purchase or Rental Waitlist applicants and is a non-refundable fee required at the time of application submission.
- 6) Where an applicant owns a **Primary Residence**, they must sell this residence no later than six

months after occupying the Seniors Resident Restricted Housing unit.

- 7) Where an applicant [or their spouse / partner] owns other real estate either personally, jointly or indirectly through business assets, a request for special consideration may be made to the WHA Board.
- 8) Upon purchase, the Seniors Resident Restricted Housing unit must become the applicant's new **Primary Residence**, being the residence where the applicant will occupy on a full-time basis.
- 9) The **Waitlist Eligibility Criteria** as stated in these Guidelines must continue to be met throughout the entire duration that an applicant is positioned on the Seniors Purchase or Rental Waitlist. Inability to successfully continue to meet all of the eligibility requirements will result in removal from the Seniors Purchase or Rental Waitlist.
- 10) Applicants who purchase a Seniors Resident Restricted Housing unit must be prepared to comply with the WHA's resale policies and the resident housing restrictions as outlined in the housing covenants that will be registered on title of the Seniors Resident Restricted Housing unit. To view the housing covenants, visit <https://www.whistlerhousing.ca/pages/legal>
- 11) Applicants understand and agree that email is the WHA's primary form of communication and that all correspondence related to purchase opportunities, the WHA's Annual Waitlist Confirmation process, and any other general correspondence will be sent in email format unless otherwise specified and agreed to by the WHA and the applicant
- 12) In keeping with the Canadian Anti-Spam Legislation (CASL), the Whistler Housing Authority needs to confirm your consent in order to provide you with relevant and informative resident restricted housing notifications via electronic mail. By completing the Application to Purchase Seniors Resident Restricted Housing, you agree to give your consent to the WHA to send you information regarding the Resident Restricted Housing program via email. Should you change your mind in the future, you may withdraw your consent and unsubscribe from any of our WHA communications at any time. For more information on Canada's Anti-Spam Legislation (CASL), please visit the Government of Canada's website at: www.FightSpam.gc.ca

4. Discretionary Power of the WHA Board

The WHA Board shall have the discretionary power to depart from strict compliance with the qualification and priority ranking rules as set out herein. Under very special or extraordinary individual circumstances the WHA Board may allocate seniors housing units based on other needs, including both health and physical access issues.

For answers to any questions pertaining to the **Seniors Resident Restricted Housing Purchase and Rental Waitlist Guidelines and Application** or upcoming seniors housing projects please contact the Whistler Housing Authority at 604 905 4688 or mail@whistlerhousing.ca

Final Checklist for Completing Application to Purchase Seniors Resident Restricted Housing

Please check-off boxes below and attach this Checklist with completed Application to Purchase upon submission to the WHA office.

When returning your completed Application to Purchase or Rent to the WHA Office, please ensure you have:

- Read and understood the **Seniors Resident Restricted Housing Purchase and Rental Waitlist Guidelines and Application**.
- For Purchase, an attached document confirming mortgage pre-approval amount or proof of available assets.
- Attached documentation confirming Canadian Citizenship or Permanent Residency status in Canada.
- Attached documentation confirming the applicant meets the **Employee or Retiree** qualification in Whistler.
- Attached documentation confirming the applicant's **Primary Residence** has been in Whistler for a minimum period of five consecutive years prior to submitting the Application to Purchase or rent.
- Attached documentation declaring the details of ownership, or part ownership, in any real estate (copy of the most recent property assessment(s)).
- Attached \$50.00 payment for the **Seniors Purchase or Rental Waitlist Registration Fee**. Only cheques made payable to the Whistler Housing Authority will be accepted. The WHA cannot accept debit or credit cards for this payment.
- Have the Application signed by a Commissioner for taking Affidavits for the Province of BC. **(This can be done free of charge at the WHA Offices: 325-2400 Dave Murray Place. Government picture ID is required, and for joint applications both applicants must be present).**

Personal information requested on this form is collected and used solely for the purpose of processing and administration of this application as authorized by the Freedom of Information and Protection of Privacy Act.



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Application to Purchase or Rent Seniors Resident Restricted Housing

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF REGISTRATION FOR THE
PROVINCE OF BRITISH COLUMBIA RESORT)	WAITLIST FOR RESIDENT EMPLOYEE
MUNICIPALITY)	RESTRICTED HOUSING, PURSUANT TO THE
OF WHISTLER)	BRITISH COLUMBIA EVIDENCE ACT

I, _____
(print full legal name of primary applicant)

and, _____
(print full legal name of secondary applicant /spouse/ common law partner)

of _____
(print mailing address)

_____, and _____
(primary applicants date of birth) (secondary applicants date of birth)

email _____, 2nd email _____

phone _____, 2nd phone _____

In the Resort Municipality of Whistler, Province of British Columbia, Canada

I DO SOLEMNLY DECLARE THAT:

1. I am an applicant for selection as an eligible purchaser or renter of a Seniors Resident Restricted Housing unit on the conditions and terms set out by the Whistler Housing Authority LTD.
2. I have completely read and understood the **Seniors Resident Restricted Housing Purchase and Rental Waitlist Guidelines and Application**.
3. I am over 55 years of age and I am a Canadian citizen or Permanent Resident of Canada.

- 4. I have resided in Whistler, as my **Primary Residence**, for a minimum period of five consecutive years prior to applying to be on the Seniors Purchase Waitlist
- 5. I am either:
 - a) an **Employee**: having been employed, self-employed for an average of not less than 20 hours per week on an annual basis at a business or organization located within the boundaries of the Resort Municipality of Whistler which holds an RMOW Business License or recognized equivalent. Self- employed employees must have a valid RMOW Business License related to their Whistler employment; confirm their work directly contributes to and participates within the local Whistler economy; and fulfill the minimum average of 20 hours of work per week on an annual.
 - b) a **Retiree**: having ceased active employment but who has been an Employee (as per definition above) for five of the six years prior to ceasing employment, or who is the former long term spouse/partner of an employee. In addition an individual who has made significant contributions to the Whistler community through volunteer services and / or part-time employment over a significant period of time that MAY be recognized and deemed acceptable to the WHA Board
- 6. I do not personally or jointly directly or indirectly through a business own any real estate, except for my **Primary Residence** and/or secondary real estate as pre-approved by the WHA as described in section 3 of Waitlist Eligibility. For other real estate where owned, copies of the Property Assessments are attached to this statutory declaration.

7. The table below lists all individuals who will occupy the Seniors Resident Restricted Housing unit:

Name (include each family member)	Age	Employer/ Volunteer Org.

- 8. In consideration of acceptance of my application for Purchase, I agree to the registration of the Whistler Housing Authority’s form of Purchase Agreement, Right of First Refusal and Option to Purchase current at the time of completion of purchase, notwithstanding that my contract of purchase and sale may refer to an older form of Housing Agreement, Right of First Refusal and Option to Purchase.
- 9. I have attached to this application documentation confirming: my Canadian citizenship or Permanent Residency status in Canada; my qualification as an **Employee** or **Retiree** in Whistler; confirmation that my **Primary Residence** has been in Whistler for a minimum of five consecutive years prior to the date of this Application; declaration of any owned real estate; and my mortgage pre-approval or confirmation of other assets available for the purchase of a Seniors Resident Restricted Housing unit.

AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same legal force and effect as if made under oath.

Sworn before me at the)
 Resort Municipality of Whistler)
 in the Province of British Columbia)
 this _____ day of _____, _____)
 (month) (year)

 Sign and Print Name

_____)
 A commissioner for taking)
 affidavits in and for the)
 Province of British Columbia

 Sign and Print Name

(The making of a false statement in a solemn declaration constitutes perjury under the Canada Criminal Code. Perjury is an indictable offense, the punishment for which is imprisonment for a term not exceeding fourteen years)



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Personal information requested on this form is collected and used solely for the purpose of processing and administration of this application as authorized by the Freedom of Information and Protection of Privacy Act.

Pre-Approval for Mortgage for Purchase Only

I, _____
(Print full name)

on this date, ____/____/_____
dd / mmm / yyyy

DO HEREBY DECLARE THAT:

I have been pre-approved for a mortgage to purchase a Seniors Resident Restricted Housing unit with a total Purchase Price of:

\$ _____

By (Name of financial institution): _____

Financial Institution Address: _____

Financial Institution Phone No: _____

Signed by your financial institution: _____

Printed name, financial representative: _____

I acknowledge that this mortgage pre-approval is only valid based upon my current income status.

Signed by Applicant: _____

Please Return to the Whistler Housing Authority



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Real Estate Ownership Declaration

Applicants, or their spouse, must not own, either directly or indirectly through a trust, business asset or otherwise any interest in real property anywhere in the world from the time that such person applies for a Seniors Resident Restricted Housing Unit until such person completes the purchase of a Seniors Resident Restricted Housing Unit unless they meet the criteria set out in Sections 6 or 7 of the. **Seniors Resident Restricted Housing Purchase Waitlist Guidelines and Application.**

Name of Primary Applicant: _____

Name of Spouse/Common Law Partner: _____

I/we do not own other real estate

OR

Ownership of the following other real estate at address (es)*:

*Please also attach a copy of the most recent property assessment(s) Exhibit A

And agree to sell this other real estate property(s) within six months of purchasing a Seniors Resident Restricted Housing unit.

After this six month deadline, should the purchaser(s) be listed on the title of the above or any other real estate other than the resident restricted property the undersigned understand and agree that the municipality can exercise its option to purchase the Seniors Resident Restricted Housing unit.

(WITNESS, PRINT NAME)

(PURCHASER, PRINT NAME)

X_____
(SIGNATURE)

X_____
(SIGNATURE)

(WITNESS, PRINT NAME)

(PURCHASER, PRINT NAME)

X_____
(SIGNATURE)

X_____
(SIGNATURE)