

MAC – FREQUENTLY ASKED QUESTIONS [19 12 08]

1. What are the requirements for membership in MAC ?
 - Minimum age of 50, unless individually waived by the MAC Board

2. Where is the waitlist for the 'seniors restricted housing' ?
 - The membership list is maintained by MAC & shared with WHA [Whistler Housing Authority]
 - Members of MAC will be notified whenever seniors housing is available for purchase or rent, either on a project or individual basis. A 'seniors housing waitlist' will be prepared at that specific time for the available seniors housing
 - The MAC waitlist for 'seniors restricted housing' differs from the WHA waitlist for 'resident restricted housing'; the MAC-WHA MOU addresses the 'priority ranking' of applicants for purchase or rental of seniors units, and the method for granting 'priority points'
 - For privacy reasons the membership list is not posted on the MAC web site

3. How do I qualify and get on the seniors housing wait list ? What is the process ?
 - Firstly, the waitlist order for seniors housing is 'needs based', favoring both 'age' and 'length of time resident in Whistler [as a principal residence]'. Secondly, it is project specific, such that whenever seniors housing is available [for purchase or rental] all MAC members will be so advised of the opportunity.
 - A 'seniors housing waitlist' will be established by WHA for each particular project once opportunities are ready in sufficient detail. The waitlist will include those members of MAC who are both eligible and ready to occupy seniors housing for that project, either as owners or renters, and who specifically confirm their interest and intentions in writing to MAC –WHA in the format prescribed by WHA . Priority [eg the waitlist order] for both occupancy and choice of a unit will be determined on the basis of 'priority points' at that time reflecting both 'age' and 'length of time resident [principal residence] in Whistler'.
 - The MAC - WHA 'Seniors Housing Waitlist Application Form' includes a statutory declaration relative to the MAC – WHA requirements necessary for purchase and / or occupancy, including items such as age, periods of principal residence in Whistler, and work history and / or volunteerism in Whistler.

- If you are not yet a member of MAC, go to the 'Membership' link and download an application form. For seniors' housing qualification requirements, either as an owner or tenant, refer to the Governance Page, and specifically the MAC - WHA MOU Agreement.
4. What is the MAC-WHA MOU ?
 - The MOU [memorandum of understanding] defines the relationship between MAC & WHA [Whistler Housing Authority], providing guidelines for both administration & provision of 'seniors restricted housing'
 - It sets out the qualification requirements for seniors restricted housing, either as an owner or tenant
 - It sets out a priority ranking method & procedure for applicants who wish to purchase and / or rent as units become available
 - The MAC – WHA MOU can be viewed on the 'Governance' page
 5. What is MAC responsible for ?
 - It maintains the membership list
 - It creates & administers policy related to membership, qualifications & waitlist process
 - It initiates and / or liaises with private sector developers & the RMOW planners, and provides primary input relative to location, amenities, unit types, tenure & price
 6. What is the WHA responsible for ?
 - It administers all housing agreement covenants, co-ordinates the waitlist process [for both rental & ownership] & facilitates the transfer of ownership units
 - It reviews recommendations with respect to seniors restricted housing coming forward from the MAC Board
 - One MAC representative sits on the WHA Board as a non-voting member.
 7. Why does a Whistler senior have to be a member of MAC to be eligible for seniors housing ?
 - Since 1993, through its members, MAC has pursued and researched the drive for seniors restricted housing in Whistler, and these considerable efforts are acknowledged and accepted by the RMOW and WHA
 - The MOU with WHA recognises the continuing role and efforts of MAC in obtaining seniors restricted housing, including the administration of its offerings to and priority ranking of qualified applicants
 - The MAC Board is accountable to both its membership and the WHA Board
 - MAC membership is the first step in the seniors housing application process; through their membership individuals will be notified when housing is available.

8. What are the qualification requirements to occupy a 'seniors restricted housing unit' ?
- [1] Member of MAC, with minimum age of 55 [applies to one member of a couple]
 - [2] Employment in Whistler for 5 of last 6 years of employment; in addition to salaried or self-employment, an equivalent includes making significant contributions to the Whistler community through public and / or volunteer services recognised & deemed acceptable to MAC & WHA
 - [3] Principal residence in Whistler for a minimum of 5 consecutive years out of the last 10 years
 - [4] No longer own property that qualifies as a principal residence [eg where it applies, the applicant must proceed with the sale of their current primary residence].
9. What are the requirements to purchase a 'seniors restricted housing unit' ?
- Includes [1], [2], & [3] in Section No. 8 above.
10. What is the application process for 'seniors restricted housing' ?
- All members of MAC will be notified when 'seniors restricted housing' units are or expected to be available, either for purchase or for rental; members can then confirm their interest in accordance with Section No. 3, and where there is more than one unit available, also confirm their order of preference
 - The successful applicant will be selected [in each case] on the basis of the greatest number of priority points [at that point in time] provided that they meet the necessary eligibility requirements
 - Also where supply exceeds the demand, there are provisions to relax some eligibility requirements in order to ensure that all units are occupied.
11. How are the 'priority points' for applicants granted ?
- Priority points are 'needs based', favouring both 'age' and 'time living in Whistler as a primary residence'
 - Individual priority points [applies to one person in a couple] are based on [1] one for each year above age 55, plus [2] one for each year residing in Whistler as a primary residence [example: for individual age 75 who has been residing in Whistler as a principal residence for past 15 –years, priority points total $20 + 15 = 35$]
 - There is little or no value in assessing priority points in advance, such as now, as they will change with time.
12. What are the Subscription Units ?
- They refer to financial contributions made to the *Residential Development Fund* by willing members in the year 2001 to help finance MAC initiatives towards development of affordable housing and amenities as set out in the Constitution and Bylaws of MAC

- MAC members with more paid up Subscription Units have priority over those with fewer, for use on one occasion only.
13. What Standard Charge Terms will apply to the Seniors Restricted Housing ?
- Covenants registered on title will restrict 'occupancy' to qualified Whistler seniors who are members of MAC, and a 'maximum resale value' to ensure future affordability for subsequent seniors to purchase
 - The WHA calculates the maximum resale value based on the original purchase price [for that owner] plus an appreciation amount
 - Appreciation will be limited to the Core Consumer Price Index [CCPI], which best represents a direct measure of inflation, and is expected to range between 1 and 3 % per year.

Do you have any more questions? If so, send them to info@whistlermac.org and we will do our best to answer them, and possibly add to this document.