



Seniors Resident Housing Guidelines & Waitlist Policy

The “Seniors Resident Housing Waitlist” includes those members of the Mature Action Committee [MAC] who are both eligible and ready to occupy seniors housing when units are available, either as owners or renters, and who specifically confirm their interest and intentions in writing [by mail or electronically] to MAC, having completed in full the attached MAC Seniors Resident Restricted Housing application form.

To qualify to purchase or rent, and to occupy a ‘seniors restricted housing’ (SRH) unit, Applicants must meet the following requirements:

Requirements for Applicants to Purchase or Rent, and Occupy

Reference: Memorandum of Understanding between the Mature Action Committee [MAC] and the W. V. Housing Corporation [WHA] dated January 21, 2007.

- 1) Be **members** in good standing of the Mature Action Committee and at the date of occupancy, the Applicant (or one partner of a couple) must be a minimum 55 years of age;
- 2) Have resided in Whistler, as a **Principle Residence** [see definition], for a minimum period of five consecutive years within the ten year period immediately prior to ownership or rental and occupancy of an SRH; and
- 3) Have **Employment in Whistler** for five of the last six years of employment [see definition].

All applicants (prospective owners and tenants) must:

1. Plan to occupy the unit as their principal residence (see definition below), being the residence which the applicant will continually occupy on a full-time basis;
2. Not own or receive the benefit of any other real property that qualifies as a Principal Residence in Whistler, or elsewhere, subsequent to the purchase or rental of an SRH; and
3. Where applicable, an Applicant who owns a principal residence, must list same for sale in a bona fide fashion, at a price reflective of its fair market value, immediately upon completion of their SRH unit. Occupancy of an SRH unit will not be allowed while the Applicant maintains either legal and / or beneficial ownership of that Principal Residence.

4. This policy is open for annual review by the Whistler Housing Authority and applies only to the following projects currently identified for Seniors Resident Housing:

- 24 SRH units at Cheakamus Crossing
- 40 SRH units at Rainbow
- 22 SRH units at Holborn

Definitions:

“Principal Residence” means the residence [or home] in which the applicant resides, where:

- if owned, it must be shown to qualify as such as defined under both {i} the Home Owner Grant Act, whether or not the grant is available by reason of assessed value, and {ii} the Income Tax Act of Canada, for exemption from tax consequences in the event of sale;
- if rented, it must be shown as rented on a yearly basis as a primary residence for the period claimed, through documented Revenue Canada Tax returns, Drivers License, and/or other means;
- the residence in question must qualify under all of these tests immediately prior to the commencement date of residency in the ‘seniors housing complex’.

“Employment” includes, in addition to being employed by a Whistler enterprise or government body or self-employment, the making of significant contributions to the Whistler community through public and / or volunteer services over a significant period of time, recognized and deemed acceptable to MAC and WHA [eg as a guideline, on average 300 hours annually for any 5-year period].

How To Apply (Application Process)

When SRH units are available for purchase or rent, all members of MAC will be so advised. All those interested will be requested to complete and submit the Seniors Resident Restricted Application to Purchase Form [or to Rent] to MAC. All qualified applicants will be required to sign a Statutory Declaration signed by a Commissioner for taking Affidavits for the Province of BC confirming the accuracy of their application.

(This can be done free of charge Tuesdays and Thursdays between 2:00-4:00 pm at the front desk of RMOW Municipal Hall: 4325 Blackcomb Way. Picture ID is required and for joint applications both applicants must be present).

For answers to any questions pertaining to the Seniors Housing Application Process or upcoming seniors projects please visit www.whistlermac.org or contact

Gord Leidal	604 932-5699	gleidal@telus.net
Doug Deeks	604 932-7272	deeksdj@telus.net
Margaret Pallot	604 932-5882	mpallot@telus.net
Jessie Pandygrasse	604 932-1808	jpendygr@capcollege.bc.ca
Marnie Simon	604 894-0242	marnie_s@shaw.ca

Upon completion of the MAC Application to Purchase Seniors Resident Restricted Housing the application must be submitted to:

Whistler's Mature Action Committee
c/o Whistler Housing Authority
325-2400 Dave Murray Place Whistler BC V0N 1B2

Priority for Waitlist Placement

“Priority Points” shall be granted as follows:

- One for each year the oldest individual of an Application is above age 55;
- One for each year an Applicant lives in Whistler as a Principal Residence (points only for one individual in a couple comprising an Applicant)

Note: MAC Members with intention, on proof satisfactory to WHA and MAC, to occupy the SRH unit upon purchase shall have priority over MAC Members without immediate intention or ability to occupy the SRH unit.

MAC Members with more paid up Subscription Units have priority over those with fewer paid up Subscription Units, where ‘Subscription Unit’ refers to those financial contributions made to the ‘Residential Development Fund’ by willing members in the year 2001, following a request to the full membership. This fund was required to help finance initiatives towards development of affordable housing and amenities in Whistler as set out in the MAC Constitution and By-Laws. There are currently 13 members holding subscription units. The subscription units are not transferable, and the ‘subscriber’s priority placement’ can only be used one time, assuming it results in a successful purchase and / or rental.

Discretionary Power of the WHA & MAC Boards

The MAC Board shall have the discretionary power to depart from strict compliance with the qualification and priority rating rules under very special or extraordinary individual circumstances, and to make appropriate recommendations to the WHA Board there to, provided that it follows in its best judgement the purposes expressed in the Constitution and Bylaws of MAC.

The WHA Board will review those circumstances and recommendations from the MAC Board prior to the allocation of seniors housing.



Application to Purchase Seniors Resident Restricted Housing

PROJECT: _____

STATUTORY DECLARATION

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

I(we), _____
(print full name[s])

of _____,
(print mailing address)

Age(s) _____, date of birth [older individual] _____,

phone (day) _____, phone (evening) _____,

fax _____, email _____,

DO SOLEMNLY DECLARE THAT:

1. I(we are) am an applicant for selection as an eligible purchaser of a seniors resident restricted strata lot or unit on the conditions and terms set out by the Mature Action Committee.
2. I(we) have completely read and understood the *Seniors Resident Housing Guidelines & Waitlist Policy*
3. I(we) do not own or receive the benefit of any real property that qualifies as a Principal Residence, other than my current residence which I intend to sell [where applicable] in the event that my application is successful.
4. I(we are) am a member in good standing of MAC

5. At the date of occupancy of the SRH, I (or one partner of a couple) will be a minimum 55 years of age
6. I(we are) had **Employment in Whistler** for five of the last six years of Employment.

Note: **“Employment”** includes, in addition to being employed by a Whistler enterprise or government body or self-employment, the making of significant contributions to the Whistler community through public and / or volunteer services over a significant period of time, recognized and deemed acceptable to MAC and WHA [eg as a guideline, on average 300 hours annually for any 5-year period]

Employment and Volunteerism History:

Organization	Dates
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. I(we) have resided in Whistler in my *Principal Residence*, for a minimum period of five consecutive years within the ten year period immediately preceding the date of this application.

Address of Principal Residence(s) in Whistler [and occupancy period]

8. In consideration of acceptance of my application, I(we) agree to the registration of the Whistler Housing Authority’s form of Housing 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.

AND I(we) 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)