

Understanding Changes to the Employee Housing Program Policy

Eligibility



An employee is either employed or self-employed for a minimum annualized average of at least 30 hours per week based on a 50 week work year, while employed by a Qualified Whistler Business(es).



A 'Qualified Whistler Business' must be operating **within the Municipal boundaries** and is **employing local residents whose employment justifies residing in Whistler** and directly relates to the provision of goods and services within the municipality.



A retiree must be at least 55 years of age and have ceased active full time employment but who met the WHA definition of an employee for at least **ten of the past twelve years**, prior to ceasing full time employment.



Seniors application process moves from Mature Action Committee (MAC) into the general WHA process. **Qualification will be aligned with WHA policy.**

Eligibility Changes

Questions and Answers

Do the changes apply to both purchase and rental inventory?

- ▶ The eligibility criteria changes will only apply to rental applications. Existing tenants and owners are not affected, unless a new rental agreement is signed.

Will this affect people currently renting a WHA property?

- ▶ The changes will not affect current tenancy agreements, however, they will apply to any new agreements moving forward.

Will I immediately be removed from the waitlist if I am no longer eligible?

No, to accommodate a smooth transition into the new eligibility criteria, a staggered implementation timeline has been introduced. For more information regarding the program implementation, see the WHA FAQ's for the new eligibility program online at whistlerhousing.ca.

If I work for multiple employers, can I combine my hours to meet the 30 hour per week requirement?

- ▶ Yes, your average weekly hours worked considers your total annual hours worked for Qualified Whistler Businesses.

More detailed FAQ's available on the WHA website: whistlerhousing.ca

Why Are The Rules Changing?

The goal of Whistler's housing program is to provide access to a mix of housing for Whistler's full-time workforce that contributes to our tourism economy.

The changes seek to optimize the use of the existing employee restricted homes in the community and making sure they are available for the individuals and families they were intended for.

Determining Rental Rates

The rental rate paid by each tenancy will be determined based on an equitable portion of income being spent on housing, considering assets as well.

Each unit will have a maximum rental rate assigned based on the construction costs, amenities, location, year and the size of the unit.

Important Dates

All new waitlist applicants are required to meet the eligibility policy prior to being approved for the waitlist as of July 24th, 2019.

Applicants on the rental waitlist prior to July 24th, 2019 have until 31st December, 2020 to meet new eligibility criteria

For more information regarding the program implementation, see the WHA FAQ's for the new eligibility program online at whistlerhousing.ca.

Rental Program Qualification: Income and Asset Limits

Maximum Income & Asset Limits

Category	1	2	3	4	5	6
Studio	\$32,000	\$36,000	\$43,000	\$50,000	\$70,000	\$100,000
1 Bedroom	\$39,000	\$45,000	\$54,000	\$63,000	\$87,000	\$200,000
2 Bedroom	\$58,000	\$66,000	\$79,000	\$92,000	\$129,000	\$250,000
3 Bedroom	\$70,000	\$80,000	\$96,000	\$112,000	\$156,000	\$250,000
Asset Limit	\$100,000	\$100,000	\$120,000	\$150,000	\$220,000	\$300,000

Step 1: Determine Your Occupancy Requirements

1. No more than two and no less than one person per bedroom.
2. Spouses and couples share a bedroom.

Step 2: Determine Your Gross Household Income

The total income of all applicant(s) and adult occupants. Income from secondary applicants and all adult occupants are included.

Most commonly detailed on line 150 from the latest year's income tax form for all occupants, with adjustments for items such as deductible home based business expenses and losses on business income.

Step 3: Calculate Your Net Assets

Calculate total assets for all applicants and occupants, including the following:

- ▶ Cash, bonds, stocks, mutual funds and term deposits (not including RRSP, RESP, RDSP and RRIF's),
- ▶ Tax Free Savings Accounts (TFSA),
- ▶ Real estate equity, net of debt,
- ▶ Business equity in a private incorporated company, including GICs, cash, stocks, bonds or real estate

Step 4: Find Which Category You Are Eligible For

Categories highlight the maximum income and asset limits for each category.

Compare your income and asset levels to the table above to find the categories that you have access to. See below for an example.

Example

Couple with 2 children (ages 4 and 7) with a gross income of \$65,000 and net assets of \$115,000.

1. This family of four has access to units with 2 or 3 bedrooms.
2. Their gross income would place them in Category 2 and above for a 2 bedroom, and all categories for a 3 bedroom.
3. However, Net Assets exceed \$100,000, so the family falls into Category 3.
4. The family would pay rent based on Category 3.

For rental rates, refer to the next page.

Questions and Answers

Do the Income and Asset Limits affect the Purchase Program?

- ▶ No, these changes will only apply to the rental program.

How do I know what units I have access to?

- ▶ You will have access to all units in your category and higher.

What if my income and assets fall into different categories?

- ▶ Your category is determined by your income or assets, whichever is higher.

Will my rent change during my tenancy?

- ▶ Yes, your income will be reviewed annually through mandatory annual declarations and your rent will be based on your updated gross household income and net assets.

What happens if my income changes?

- ▶ Each year, you will be re-evaluated based on your prior year's income (tax return). You may also choose an average of the past 2 years,

More detailed Q+A's available on the WHA website: whistlerhousing.ca

WHA Rental Homes

Providing a broad mix of unit types, sizes, and pricing, to meet the needs of different households in our community

WHA rental homes include a range of units that are located throughout the municipality. The homes have been developed for the community, taking into consideration the broad range of needs across the community. This includes household size and family structures, as well as ensuring households pay an equitable portion of their income towards rent. In addition to these factors, rental rates applicable to a particular property have been determined taking into consideration the construction cost and operational costs of managing, maintaining and operating the rental program.

Rental Rates by Project								
Name / Address	Unit Type	Number of Units	Actual Rental Rate Per Category (Bold indicates minimum rent)					
			1	2	3	4	5	6 (market)
Chiyakmesh 1060 Legacy Way <i>Utilities included</i>	Studio	40	\$835	\$835	\$1,000	\$1,170	\$1,355	\$1,575
	1 Bedroom	15	\$1,040	\$1,040	\$1,250	\$1,460	\$1,695	\$1,960
Nordic Court 2120 Nordic Drive	2 Bedroom	18	\$1,485	\$1,485	\$1,780	\$2,085	\$2,415	\$2,890
	3 Bedroom	2	\$1,630	\$1,855	\$2,230	\$2,605	\$3,025	\$3,500
Beaver Flats 2400 Dave Murray Place <i>Utilities included</i>	Studio	24	\$845	\$845	\$1,015	\$1,185	\$1,375	\$1,575
	1 Bedroom***	26	\$1,075	\$1,075	\$1,290	\$1,510	\$1,755	\$1,960
	2 Bedroom***	7	\$1,430	\$1,630	\$1,955	\$2,285	\$2,650	\$2,890
Nester's Apartments 7531 & 7525 Seppos Way	1 Bedroom***	10	\$1,060	\$1,060	\$1,270	\$1,490	\$1,725	\$1,960
	2 Bedroom	42	\$1,450	\$1,450	\$1,740	\$2,035	\$2,360	\$2,890
	3 Bedroom	1	\$1,885	\$1,885	\$2,260	\$2,645	\$3,070	\$3,500
Lorimer Court 6320 Lorimer Court	1 Bedroom	6	\$975	\$1,110	\$1,330	\$1,555	\$1,805	\$1,960
	2 Bedroom	6	\$1,545	\$1,545	\$1,855	\$2,170	\$2,520	\$2,890
	3 Bedroom	2	\$1,980	\$1,980	\$2,375	\$2,780	\$3,225	\$3,500
Nita Lake Residences 5151 Nita Lake Drive	1 Bedroom	6	\$975	\$1,110	\$1,330	\$1,555	\$1,805	\$1,960
	2 Bedroom	2	\$1,475	\$1,475	\$1,770	\$2,070	\$2,400	\$2,890
	3 Bedroom	1	\$2,140	\$2,140	\$2,140	\$2,505	\$2,905	\$3,500
Whistler Creek Court 2178 Sarajevo Drive	3 Bedroom	20	\$1,925	\$1,925	\$2,310	\$2,705	\$3,135	\$3,500
6415 Balsam Way (Infill)	1 Bedroom	1	\$1,025	\$1,025	\$1,230	\$1,440	\$1,670	\$1,960
	3 Bedroom	1	\$1,975	\$1,975	\$2,370	\$2,775	\$3,215	\$3,500
Projects below have agreements between WHA and either BC Housing or CMHC and have specific rent or income limits								
Cloudburst 1A* 1310 Cloudburst Drive	1 Bedroom	4	\$1,375	\$1,375	\$1,375	\$1,375	\$1,595*	\$1,960*
	2 Bedroom	23	\$1,810	\$1,810	\$1,810	\$2,120	\$2,455*	\$2,890*
8350 Bear Paw Trail* (seniors priority)	1 Bedroom	14	\$1,550	\$1,550	\$1,550	\$1,550	\$1,800*	\$1,960*
	2 Bedroom***	6	\$1,950	\$1,950	\$1,950	\$2,280	\$2,645*	\$2,890*
1020 Legacy Way**	Studio	4	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	
	1 Bedroom	13	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	
	2 Bedroom	7	\$1,985	\$1,985	\$1,985	\$1,985		

* 1310 Cloudburst, 8350 Bear Paw Trail operate under an agreement with BC Housing with maximum incomes for new tenants at the commencement of the lease. 2019 Income Limits are: \$71,810 (up to 1 bedroom) and 107,000 (2+ bedrooms). A Household's income may increase in subsequent years, and if applicable, category increases would apply.

** 1020 Legacy Way operates under an agreement with CMHC that includes a maximum allowable rent. Households exceeding Category 5 for studio & 1 bedroom, and category 4 for 2 bedrooms, will not be eligible for this project.

*** Some units may include a loft or den being categorized as a bedroom. Eg, Studio Loft = 1 br; 1 br + den = 2 bedroom