



WHA SENIORS HOUSING PROGRAM GUIDE

The Whistler Housing Authority (WHA) recognizes the value of supporting Whistler’s senior workforce members who have contributed to the success of building and maintaining Whistler’s resort community. The WHA also acknowledges Whistler Mature Action Community’s (MAC) vision of facilitating Whistler to be an inclusive, supportive community where residents can actively and comfortably age in place.

Embracing this vision, and through collaboration with MAC, the WHA has prioritized select homes within the Employee Housing rental and ownership inventory for eligible Whistler seniors. Eligible working and retired seniors have access to the entire WHA inventory and are the only unique Whistler population segment that is prioritized for certain Employee Housing units. The Employee Housing Program is not intended to be used as a way to access equity in market owned real estate. The Employee Housing Program has been established and exists to assist Whistler’s workforce and retirees who do not have access to the open market in Whistler.

This Guide outlines the qualifications of the Employee Housing Program, and specifically how Seniors Housing is prioritized, allocated, and administered within the Program.

EMPLOYEE HOUSING PROGRAM ELIGIBILITY REQUIREMENTS AND DEFINITIONS

- i. Eligible Employee: an individual who is either employed or self-employed, on an annual basis for at least 30 hours per week and who works for, a Qualified Whistler Business.
- ii. Eligible Retiree: an individual who is at least 55 years of age and has ceased active full-time employment but who has been an Eligible Employee (defined above in i.) for at least 10 of the past 12 years, prior to ceasing full-time employment in Whistler.
- iii. Qualified Whistler Business: a Whistler business with a license from the Resort Municipality of Whistler (RMOW) that has a business premises physically located in Whistler, which primarily serves the Whistler community including residents, homeowners, businesses and tourist with goods and/or services provided within the boundaries of the RMOW. (*Non-resident business licenses are not eligible.*)
- iv. Real estate ownership is limited for each program. Typically, owning real estate in Whistler would make an applicant ineligible.

SENIORS HOUSING PRIORITY WITHIN THE EMPLOYEE HOUSING PROGRAM

- To be considered for the prioritized Seniors Housing units within the Employee Housing Program, the Eligible Employee or Retiree must have already applied to the WHA for the Employee Housing Rental or Ownership Program. If approved, the Eligible Employee or Retiree will be added to the WHA Rental or Ownership Waitlists.
- Eligible senior applicants may choose to be on both the Employee Housing Rental and Ownership Waitlists simultaneously.

HELPING TO MAKE WHISTLER THE PLACE YOU CALL HOME

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- When a Seniors Housing unit becomes available, the unit will be offered first to qualified seniors, 55 years of age or older, on the WHA Rental or Ownership Waitlist. Priority will be based on age, with the eldest Eligible Employee or Retiree being offered the unit first.
- Any senior who has been qualified as an Eligible Employee or Retiree on the WHA Rental or Ownership Waitlists will also have access to all Employee Housing units when they become available through the Employee Housing Program. For any units that are not prioritized for seniors, allocation will be based on the earliest date the Waitlist Application was received.
- To be eligible to get onto the **Rental Waitlist** to rent any **Employee Rental Housing** managed by the WHA, in addition to being an Eligible Employee or Retiree (as per the definitions above in i. & ii.) an applicant or their spouse/common law partner can not own any real estate with a residential component anywhere in British Columbia (with the exception of owning a WHA home). To learn more about the Employee Rental Housing Program, please visit the WHA's website at <https://whistlerhousing.ca/pages/rental-menu>.
- To be eligible to get onto the **Ownership Waitlist** to purchase any **Employee Ownership Housing** managed by the WHA, in addition to being an Eligible Employee or Retiree (as per the definitions above in i. & ii.) an applicant or their spouse/common law partner can not own any real estate anywhere in the world (with the exception of owning a WHA home), unless the applicant is considered "underhoused" or the applicant's real estate is their primary residence and is located in Squamish or Pemberton. To learn more about the Employee Ownership Housing Program, please visit the WHA's website at <https://whistlerhousing.ca/pages/purchase-menu>.
- An Employee Rental or Ownership Housing unit must always be occupied as a primary residence by the Eligible Employee or Retiree and always in compliance with the Housing Agreements registered on title of the property. Sample Housing Agreements can be viewed on the WHA's website at: <https://whistlerhousing.ca/pages/legal>.
- The Employee Housing Program may be updated from time to time to reflect the changing needs of Whistler's workforce.

EMPLOYEE HOUSING UNITS WITH SENIORS PRIORITY FOR PURCHASE:

- All units at 8300 Bear Paw Trail ([Solana](#)) in Rainbow neighbourhood.
20 apartment style units (mix of sizes) with underground private garages.
- Select units in 1245 Mount Fee Road & 1040 Legacy Way ([The Rise](#) & [The Falls](#)) in the Cheakamus Crossing neighbourhood.

EMPLOYEE HOUSING UNITS WITH SENIORS PRIORITY FOR RENT:

- All units at 8350 Bear Paw Trail ([Lumina](#)) in Rainbow neighbourhood.
20 apartment style units (1 & 2 Bedroom units) with an elevator, in suite laundry, and underground parking.

SECOND PRIORITY OFFERING:

- If a Seniors Priority unit exhausts the list of WHA Waitlisted Applicants 55+ years of age then all units, except for those in Solana, will be offered to the WHA Waitlist Applicants based on the earliest date the waitlist application was received. When the unit turns over in the future it will remain in the inventory of Seniors Priority units.
- Based on the Housing Agreement and Modified Terms [BB1013002] that are registered on title for the Solana building, the resale process is slightly different than other Senior Priority units with the WHA. If a Solana unit exhausts the list of WHA Ownership Waitlist Applicant 55+ years of age, then the unit may be sold at the seller's expense to a qualified senior as per the Housing Agreement and Modified Terms restrictions.
- There are no real estate restrictions for Solana buyers who purchase through the Second Priority Offering.

ADDITIONAL NOTES:

- The WHA and MAC encourage all applicants to meet with their independent professional advisor (i.e. Accountant, Financial & Estate Planner etc.) well in advance of proceeding with the WHA rental or purchase.
- Anyone 55+ year of age who is interested in learning more about the Mature Action Community is encouraged to visit www.whistlermac.org and email: chair@whistlermac.org to join in on the engagement, advocacy and fun!

For more information on the Employee Housing Programs and inventory managed by the Whistler Housing Authority, please contact the WHA at: mail@whistlerhousing.ca or 604-905-4688 ext. 4 or visit the WHA website at www.whistlerhousing.ca.