

WHA Common Questions

Understanding the WHA "3 Strike Policy"

The Whistler Housing Authority utilizes the 3 Strike Policy to help maintain the accuracy of the waitlist enabling a level of predictability to the length of time you will wait prior to a purchase opportunity. This information sheet provides an overview of the 3 Strike Policy as well as tips on how to manage your project waitlists to avoid strikes.

What is the 3 Strike Policy?

Applicants, upon being offered an opportunity to purchase a resident restricted unit, will have the option to accept or decline. An applicant who declines three units (as selected on their application) will be moved to the bottom of the Master Waitlist. No response indicates a decline. It will count as a decline if the unit sells to someone below you on the Waitlist. If someone above you on the Waitlist buys the unit, then it will not count as a strike against you.

No strike will be given if:

1. The unit sells to someone above you on the waitlist
2. The unit's maximum resale price exceeds the applicants' mortgage pre-approval amount
3. No one on the waitlist purchases the unit at the maximum resale price
4. If the unit for sale is in substandard condition

As a Waitlist applicant, it is your responsibility to keep track of how many declines have been marked against your Waitlist position.

How can I avoid Strikes?

1. Make sure your contact information including email, phone, and mailing address is up to date at all times. The WHA uses email as its primary form of communication and open house invitations are always sent electronically. The open house invitation is the trigger that sets in motion the offer and sale of a unit and potential strikes so it is important to ensure you do not miss receipt of an open house invitation.
2. Make sure you are only registered for projects and unit types that you are interested in buying.
3. Make sure your mortgage pre approval reflects your actual borrowing power. Although having a higher mortgage pre approval amount allows you access to more projects if you cannot afford to purchase at that level there is no point registering for the unit type.

Once I have received an Open House Invitation what is the deadline for removing my name from that project waitlist in order to avoid a strike? ***Newly Revised***

The WHA recently updated this policy to allow people the opportunity to view units prior to having to remove their name from a waitlist in order to avoid a strike. Going forward the deadline for receiving strikes has been changed to coincide with the deadline for receiving offers as outlined in the open house invitation. If after you have attended an open house and you have decided you are not interested in placing an offer on the unit that is for sale, you must remove yourself from the corresponding project waitlist to avoid receiving a strike.

What if I receive an Open House Invitation for a unit type I am no longer interested in?

Once you receive an email inviting you to an open house for a unit type you are no longer interested in remove your name from the waitlist right away. As long as you have removed your name prior to the deadline for offers as outlined in the open house invitation you will not receive a strike.



Is it possible to receive strikes for new projects?

The WHA does not give strikes for new projects as part of the initial sales launch.

Can old strikes be removed if they were given under an old strike policy?

No, old strikes will not be removed from your profile. Each year through the Annual Waitlist Confirmation process you must confirm you have read and understood the "3 Strike Policy". Strikes are only given under the existing strike policy at that time and it is important that you are familiar with the most current 3 strike policy.

Are there any unit types that are not part of the 3 Strike Policy?

Yes. Because of the potential price differential between different single family dwellings within the WHA's existing inventory, no strikes are given for single family homes at Barnfield and Spruce Grove. The WHA also does not give strikes for new projects

If I remove my name from a project waitlist do I have to wait before adding my name back onto that project waitlist?

No. Now that you can go online and update your project selections at any time, the WHA does not limit your ability to move on and off different project waitlists as long as your mortgage pre approval level is sufficient. Please be aware that it is the snapshot of a project waitlist at the time an open house invitation is sent out that designates the waitlist priority for the sale of the unit. If you are moving between lists and miss an invitation for a unit type you are interested in purchasing you will not be eligible for the sale of that particular unit, even if you register for the unit type 5 minutes after the open house invitation is sent out, unless the unit exhausts the project waitlist.

