

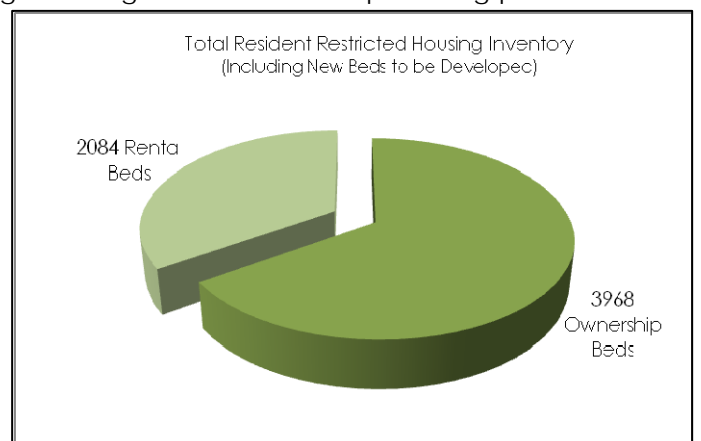
Whistler Housing Authority Funding

Introduction of New Resident Housing User Fees

Since its inception, the Whistler Housing Authority has operated as a completely self funded subsidiary of the RMOW whose operational funding has been exclusively derived from revenues associated with the WHA's rental restricted inventory. To date, this funding structure has enabled the WHA to successfully establish and manage an inventory of affordable rental and ownership housing for the benefit of local Whistler residents. Today the results of these efforts can be seen throughout the community with more than 75% of Whistler's workforce living within Whistler, of which 1 in 3 Whistler employees live in restricted housing administered by the WHA.

Over the next 3 years, there will be a further 2000 new beds of resident restricted units added to Whistler's existing affordable housing inventory. Of this new inventory of affordable housing, 80% of the units will be restricted ownership and 20% will be for rental. With this significant growth of ownership housing planned for Whistler's residents there will be additional administration required to keep the resident housing program functioning efficiently and to provide the same level of service for participants who want to purchase and sell resident restricted housing. This growth of ownership inventory and required administration will necessitate additional funding beyond the current levels provided from the existing WHA rental inventory.

The WHA's funding model was created over a decade ago when there was an equal balance of restricted rental and ownership units created for the community. With the addition of these new ownership housing opportunities, the restricted ownership beds will represent two-thirds of the resident restricted inventory administered by the WHA. While in the past the WHA has relied on the rental revenue from its existing rental inventory to fund the overall resident housing program, the WHA's 234 affordable rental units can not fund the administration costs of the remainder of the 1682 restricted units in Whistler's resident restricted housing program.



After much research and discussion, starting in 2009 the WHA will commence a new user fee structure in order to help offset some of the growing administration costs associated with the Resident Restricted Ownership Housing Program.

Beginning in the fall of 2009 as part of the WHA's annual Waitlist Confirmation process existing applicants wishing to remain on the WHA Resident Housing Purchase Waitlist will be required to pay an annual Waitlist Administration Fee of \$25 to help cover some of the staff time required in maintaining the waitlist applications. This fee should provide the additional assistance of helping to ensure the Purchase Waitlist remains accurate with only applicants truly interested in purchasing restricted housing remain registered on the waitlist. Currently there are over 900 applicants on the purchase waitlist.

At the beginning of 2009 a new \$50 Registration Fee was implemented on all new Resident Housing Purchase Waitlist applicants registering with the Whistler Housing Authority. This will be a one time non refundable fee that will be required at the time of application submission to cover a portion of the WHA staff time required to process the waitlist applications.

The implementation of these new fees will help to ensure that the WHA's waitlist system continues to be efficiently administered and maintained in order to provide a fair, equitable and transparent allocation of the affordable Resident Housing ownership units.

Should you have any questions about this direction please contact the Whistler Housing Authority at mail@whistlerhousing.ca



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the place you call **home**

whistlerhousing.ca