

REQUEST FOR DECISION

Subject: BHC - Registered Resale List (RRL) residency points



Presented to: BHC Shareholder

Date: November 14th 2011

Submitted by: BHC Board

Agenda #:

RECOMMENDATION

The Board of the BHC (Board) recommends to the BHC shareholder (shareholder) that: the points for residency as part of the BHC's Registered Resale List (RRL) be amended and capped at twenty points per applicant and; that the change be implemented eighteen months after the BHC shareholder has approved this change should such occur. The Board notes that consideration of this change will be subject to the public process as identified by the BHC shareholder in August of 2010.

The Board further recommends that the shareholder:

- 1) Initiate the public process by setting a date for a public hearing at 4:30pm Monday December 12th (Council day and there is a budget meeting scheduled from 9am to noon) or any other day in December 2011 that would allow for an advertisement per #2;
- 2) Direct that the date of the public hearing be advertised in a local newspaper once a week during the two weeks prior to the public hearing date;
- 3) Direct that BHC homeowners be advised of the public hearing date via door drop no later than the week prior to the public hearing date;

BACKGROUND

Reason for Recommendation

At the BHC Board's October 28th meeting the following motion was carried:

BHCD11-149 Moved by Taylor that the BHC Board recommend to the BHC shareholder that: the points for residency as part of the BHC's RRL be amended and capped at twenty points and; further recommend that the change be implemented eighteen months after the BHC shareholder has approved this change should such occur. The Board notes that consideration of this change will be subject to the public process as identified by the BHC shareholder in August of 2010. **CARRIED** with Snowsell opposed

At present applicants to the BHC's RRL list receive the following point for residency:

- A) One point per adult applicant will be awarded for each year in which he or she met the BHC residency requirements and lived in the Bow Valley and one additional point per adult applicant for each year in which he or she met the BHC residency requirements and lived in the Town of Banff. Any application can have a maximum of two adult applicants.

In addition to this RRL applicants also receive the following points:

- B) Ten points will be awarded for each dependent child under the age of 18 or dependent adult over the age of 18 whose permanent residence is with the applicant. Five points will be awarded for each dependent child under the age of 18 or adult over the age of 18 who lives part time in the residence. (2 nights per week)
- C) For children of single parents and when the single parent is the only adult applicant, ten additional points will be awarded for each dependent child under the age of 18 whose permanent residence is with the applicant or 5 additional points for each child where shared custody is applicable.
- D) Ten points will be awarded per application where all listed applicants do not own (personally, jointly, indirectly or through business assets) any dwelling unit anywhere.

The BHC shareholder (shareholder) voted (August 26th 2010) on a series of recommendations as provided by the BHC working group to the shareholder July 19th 2010. Specific to the BHC's RRL as part of these recommendations BHCS10-38 indicated that the option of implementing a maximum number of points per applicant for residency be explored:

BHCS10-38 Moved by Mayor Stutz to adopt the following consensus recommendation: The working group recommends that the points for not owning property remain at ten. The working group sees some merit in implementing a maximum number of thirty to forty points per applicant for residency and recommends that this option be explored through a broader public process and that consideration be given to providing a generous notice period once the decision is made but before implementation.

CARRIED

In addition to BHCS10-38 (August 26th 2010) the BHC shareholder also made the following recommendation specific to the RRL point allocation:

BHCS10-37 The vote followed on motion BHCS10-35 as amended: to adopt the following consensus recommendation: The working group recommends that the Banff Housing Corporation:

- 1) Establish a definition for dependants specific to: shared custody; full time residence; part time residence; and a definition of dependant adults should be added to the point system;
- 2) Increase the application fee to \$50 from \$25;
- 3) Require that applicants annually re-confirm in writing their willingness to be on the waiting list and reconfirm their financial capability;
- 4) Requires applicants to provide a mortgage pre-qualification letter signed by a Lender.

CARRIED

The Board of the BHC has implemented the direction of BHCS10-37 and made such effective January 1st 2011.

Further to the Board's recommendation please find attached a copy of the existing RRL (Schedule A) which demonstrates how an applicant's current points are distributed and an adjusted RRL (Schedule B) which caps the residency points at twenty and demonstrates how that would change the prioritized ranking that currently exists . The capping of the points seems will change the RRL from a prioritized list based on residency history and more to a prioritized list based on a first come first served basis as ties are broken by the date the application was received.

Schedule A – Columns:

Existing points:

November 1st 2011: the applicants RRL points as of that date

Applicant 1: the number of residency points Applicant 1 has of the November 1st 2011 totals

Applicant 2: the number of residency points Applicant 2 has of the November 1st 2011 totals

Other points: the number of points their application has for dependents and not owning property

Total Nov 1: verification that the totals correspond to the November 1st 2011 points

Adjusted points:

Other points: the number of points the adjusted applications would receive for dependents and not owning property

Applicant 1: the number of adjusted point Applicant 1 would have if residency points were capped at 20

Applicant 2: the number of adjusted point Applicant 2 would have if residency points were capped at 20

New Point Total: the total points the applicants would receive if the residency points were capped at 20

Schedule B – Columns:

New Rank: where the applicant would sit on the RRL if residency points were capped at 20 per applicant

Previous Rank: where the applicant currently sits on the RRL with the existing point structure

RRL points November 1st 2011: the applicants current point total

RRL points adjusted point total: the total points the applicants would receive if the residency points were capped at 20

ATTACHMENT: Schedule A
 Schedule B

Submitted By:

Dougal Forteach, BHC on behalf of the BHC
Board

SCHEDULE A

Rank	November 1st 2011		Existing points		Applicant 1		Applicant 2		Other points	Total Nov 1 2011	Adjusted points		New point total
	Applicant 1	Banff/Bow Valley pts	Applicant 1	Banff/Bow Valley pts	Applicant 2	Banff/Bow Valley pts	Other points	Applicant 1			Applicant 2		
1	136.83	102	34.83	0	136.83	0	20.00	20.00	40				
2	134.84	60.5	44.33	30	134.83	30	20.00	20.00	70				
3	116.84	33.42	33.42	50	116.84	50	20.00	20.00	90				
4	115.50	63.00	22.5	30	115.50	30	20.00	20.00	70				
5	108.00	62.83	45.17	0	108.00	0	20.00	20.00	40				
6	107.67	43.83	43.83	20	107.66	20	20.00	20.00	60				
7	98.25	47.75	20.5	30	98.25	30	20.00	20.00	70				
8	96.34	44.17	42.17	10	96.34	10	20.00	20.00	50				
9	95.00	27.5	27.5	40	95.00	40	20.00	20.00	80				
10	93.33	62.33	21	10	93.33	10	20.00	20.00	50				
11	91.50	49.67	41.83	0	91.50	0	20.00	20.00	40				
12	88.16	54.33	23.83	10	88.16	10	20.00	20.00	50				
13	88.00	33	25	30	88.00	30	20.00	20.00	70				
14	86.67	28.33	28.33	30	86.66	30	20.00	20.00	70				
15	84.33	31	23.33	30	84.33	30	20.00	20.00	70				
16	82.41	82.41	0	0	82.41	0	20.00	0	20				
17	79.83	35.5	24.33	20	79.83	20	20.00	20.00	60				
18	78.66	31.17	27.5	20	78.67	20	20.00	20.00	60				
19	77.33	28.67	28.67	20	77.34	20	20.00	20.00	60				
20	77.08	62.08	0	15	77.08	15	20.00	0	35				
21	76.00	23	23	30	76.00	30	20.00	20.00	70				
22	75.50	65.5	0	10	75.50	10	20.00	0	30				
23	74.00	30.83	33.17	10	74.00	10	20.00	20.00	50				
24	73.66	63.67	0	10	73.67	10	20.00	20.00	30				
25	73.09	23.42	19.67	30	73.09	30	20.00	19.67	69.67				
26	72.84	29	33.83	10	72.83	10	20.00	20.00	50				
27	71.34	34.5	16.83	20	71.33	20	20.00	16.83	56.83				
28	71.00	22.83	28.17	20	71.00	20	20.00	20.00	60				
29	71.00	35.5	35.5	0	71.00	0	20.00	20.00	40				
30	71.00	28	33	10	71.00	10	20.00	20.00	50				
31	69.66	14.83	14.83	40	69.66	40	14.83	14.83	69.66				
32	68.16	22.66	25.5	20	68.16	20	20.00	20.00	60				
33	67.42	21.5	15.92	30	67.42	30	20.00	15.92	65.92				
34	67.00	24.17	32.83	10	67.00	10	20.00	20.00	50				
35	66.75	25.25	21.5	20	66.75	20	20.00	20.00	60				
36	66.16	56.17	0	10	66.17	10	20.00	0	30				
37	65.33	36.33	19	10	65.33	10	20.00	19	49				
38	65.00	35	0	30	65.00	30	20.00	0	50				
39	63.17	26.58	26.58	10	63.16	10	20.00	20.00	50				

40	62.33	40.17	22.17	0	62.34	0	20.00	20.00	40
41	61.25	51.25	0	10	61.25	10	20.00	20.00	30
42	59.33	25	24.33	10	59.33	10	20.00	20.00	50
43	58.00	21.5	26.5	10	58.00	10	20.00	20.00	50
44	57.50	27	20.5	10	57.50	10	20.00	20.00	50
45	56.67	18.33	18.33	20	56.66	20	18.33	18.33	56.66
46	56.67	13.33	13.33	30	56.66	30	13.33	13.33	56.66
47	56.50	23.67	22.83	10	56.50	10	20.00	20.00	50
48	55.58	18.42	27.17	10	55.59	10	18.42	18.42	48.42
49	53.25	20	13.25	20	53.25	20	20.00	20.00	53.25
50	52.83	14.17	18.66	20	52.83	20	14.17	14.17	52.83
51	52.34	11.17	11.17	30	52.34	30	11.17	11.17	52.34
52	52.00	21	21	10	52.00	10	20.00	20.00	50
53	48.83	19.42	19.42	10	48.84	10	19.42	19.42	48.84
54	47.17	27.17	0	20	47.17	20	20.00	20.00	40
55	46.66	15	11.67	20	46.67	20	15.00	15.00	46.67
56	46.50	8.25	8.25	30	46.50	30	8.25	8.25	46.5
57	46.33	20.33	16	10	46.33	10	20.00	20.00	46
58	46.00	18	18	10	46.00	10	18.00	18.00	46
59	45.59	11.17	14.42	20	45.59	20	11.17	11.17	45.59
60	45.33	20.33	0	25	45.33	25	20.00	20.00	45
61	44.67	13.08	11.58	20	44.66	20	13.08	13.08	44.66
62	44.33	22.17	22.17	0	44.34	0	20.00	20.00	40
63	44.16	34.17	0	10	44.17	10	20.00	20.00	30
64	44.16	16.83	7.33	20	44.16	20	16.83	16.83	44.16
65	42.50	32.5	0	10	42.50	10	20.00	20.00	30
66	42.50	20.5	12	10	42.50	10	20.00	20.00	42
67	42.34	39.33	3	0	42.33	0	20.00	20.00	23
68	42.00	42	0	0	42.00	0	20.00	20.00	20
69	41.34	20.67	20.67	0	41.34	0	20.00	20.00	40
70	38.50	38.5	0	0	38.50	0	20.00	20.00	20
71	36.67	18.33	18.33	0	36.66	0	18.33	18.33	36.66
72	36.00	18	18	0	36.00	0	20.00	20.00	38
73	35.16	35.17	0	0	35.17	0	20.00	20.00	20
74	34.67	12.83	11.83	10	34.66	10	12.83	12.83	34.66
75	34.66	12.33	12.33	10	34.66	10	12.33	12.33	34.66
76	34.00	12	12	10	34.00	10	12.00	12.00	34
77	31.42	10.42	11	10	31.42	10	10.42	10.42	31.42
78	30.67	30.67	0	0	30.67	0	20.00	20.00	20
79	30.34	30.33	0	0	30.33	0	20.00	20.00	20
80	29.34	17	12.33	0	29.33	0	17.00	17.00	29.33
81	29.33	10.5	8.83	10	29.33	10	10.50	10.50	29.33
82	24.50	6.25	8.25	10	24.50	10	6.25	6.25	24.5
83	23.84	13.83	0	10	23.83	10	13.83	13.83	23.83
84	23.58	13.75	9.83	0	23.58	0	13.75	13.75	23.58

85	21.00	10.5	10.5	0	21.00	0	10.50	10.5	21
86	18.83	9.17	9.67	0	18.84	0	9.17	9.67	18.84
87	17.42	17.42	0	0	17.42	0	17.42	0	17.42
88	15.66	2.83	2.83	10	15.66	10	2.83	2.83	15.66
89	9.67	4.5	5.17	0	9.67	0	4.50	5.17	9.67
90	9.33	4.33	5	0	9.33	0	4.33	5	9.33
91	9.00	4.5	4.5	0	9.00	0	4.50	4.5	9
92	9.00	4.5	4.5	0	9.00	0	4.50	4.5	9
93	6.00	3	3	0	6.00	0	3.00	3	6
94	6.00	3	3	0	6.00	0	3.00	3	6
95	6.66	3.33	3.33	0	6.66	0	3.33	3.33	6.66
96	5.66	2.83	2.83	0	5.66	0	2.83	2.83	5.66
97	5.33	2.66	2.66	0	5.32	0	2.66	2.66	5.32
98	4.00	2	2	0	4.00	0	2.00	2	4
99	4.00	2	2	0	4.00	0	2.00	2	4
100	2.50	1.25	1.25	0	2.50	0	1.25	1.25	2.5
101	0.66	0.33	0.33	0	0.66	0	0.33	0.33	0.66
102	0.66	0.33	0.33	0	0.66	0	0.33	0.33	0.66
103	0.33	0.17	0.17	0	0.34	0	0.17	0.17	0.34
104	0.33	0.17	0.17	0	0.34	0	0.17	0.17	0.34
105	0.33	0.17	0.17	0	0.34	0	0.17	0.17	0.34
106	0.33	0.17	0.17	0	0.34	0	0.17	0.17	0.34

Schedule B

New Rank	Previous Rank	RRL Points	RRL Points
		November 1st 2011	Adjusted point total with 20 point cap
1	3	116.84	90
2	9	95.00	80
3	2	134.84	70
4	4	115.50	70
5	7	98.25	70
6	13	88.00	70
7	14	86.67	70
8	15	84.33	70
9	21	76.00	70
10	25	73.09	69.67
11	31	69.66	69.66
12	33	67.42	65.92
13	6	107.67	60
14	17	79.83	60
15	18	78.66	60
16	19	77.33	60
17	28	71.00	60
18	32	68.16	60
19	35	66.75	60
20	27	71.34	56.83
21	45	56.67	56.66
22	46	56.67	56.66
23	49	53.25	53.25
24	50	52.83	52.83
25	51	52.34	52.34
26	8	96.34	50
27	10	93.33	50
28	12	88.16	50
29	23	74.00	50
30	26	72.84	50
31	30	71.00	50
32	34	67.00	50
33	38	65.00	50
34	39	63.17	50
35	42	59.33	50
36	43	58.00	50
37	44	57.50	50
38	47	56.50	50
39	52	52.00	50
40	37	65.33	49
41	53	48.83	48.84
42	48	55.58	48.42
43	55	46.66	46.67
44	56	46.50	46.5
45	57	46.33	46
46	58	46.00	46
47	59	45.59	45.59
48	60	45.33	45
49	61	44.67	44.66
50	64	44.16	44.16
51	66	42.50	42
52	1	136.83	40
53	5	108.00	40
54	11	91.50	40
55	29	71.00	40

56	40	62.33	40
57	54	47.17	40
58	62	44.33	40
59	69	41.34	40
60	72	36.00	38
61	71	36.67	36.66
62	20	77.08	35
63	74	34.67	34.66
64	75	34.66	34.66
65	76	34.00	34
66	77	31.42	31.42
67	22	75.50	30
68	24	73.66	30
69	36	66.16	30
70	41	61.25	30
71	63	44.16	30
72	65	42.50	30
73	80	29.34	29.33
74	81	29.33	29.33
75	82	24.50	24.5
76	83	23.84	23.83
77	84	23.58	23.58
78	67	42.34	23
79	85	21.00	21
80	16	82.41	20
81	68	42.00	20
82	70	38.50	20
83	73	35.16	20
84	78	30.67	20
85	79	30.34	20
86	86	18.83	18.84
87	87	17.42	17.42
88	88	15.66	15.66
89	89	9.67	9.67
90	90	9.33	9.33
91	91	9.00	9
92	92	9.00	9
93	95	6.66	6.66
94	93	6.00	6
95	94	6.00	6
96	96	5.66	5.66
97	97	5.33	5.32
98	98	4.00	4
99	99	4.00	4
100	100	2.50	2.5
101	101	0.66	0.66
102	102	0.66	0.66
103	103	0.33	0.34
104	104	0.33	0.34
105	105	0.33	0.34
106	106	0.33	0.34

