

SUBJECT	10-YEAR FACULTY HOUSING STRATEGY IMPLEMENTATION UPDATE
MEETING DATE	FEBRUARY 14, 2017

Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR
SUBMISSION**



Santa J. Ono, President and Vice-Chancellor

DECISION REQUESTED	<p>IT IS HEREBY REQUESTED that <i>the UBC Board of Governors receive the following information</i>  <i>update on items identified as conditions of approval of the 10-Year Faculty Housing Strategy:</i></p> <ul style="list-style-type: none"> <i>i. Updated strategic merit-based allocation guidelines tailored to latest housing support programs (both rental and ownership);</i> <i>ii. Research results on the need for a faculty Rent-Geared-to-Income program (feedback invited);</i> <i>iii. PIRL loan implementation update;</i> <i>iv. A summary of important 'Next Steps' items still requiring Administration report back later in 2017.</i>
Report Date	January 13, 2017

Presented By Angela Redish, Provost and Vice-President Academic *pro tem*
 Andrew Simpson, Vice-President Finance & Operations
 Lisa Castle, Vice-President Human Resources
 Eric Eich, Vice-Provost & Associate Vice-President Academic Affairs
 Peter Smailes, Treasurer
 Lisa Colby, Managing Director (Faculty Staff) Housing & Relocation Services

EXECUTIVE SUMMARY

On Dec 6, 2016, the Board of Governors approved a 10-Year Faculty Housing Strategy that included both ownership and rental housing support enhancements for faculty at the Vancouver campus. As a follow-up to approval of that strategy, this report provides an important implementation information update on:

- required eligibility and allocation guidelines to be approved and managed by the UBC Executive as a means to ensure consistent and transparent allocation of loans and rental units according to the merit-based principles that will further the University's selective and strategic recruitment and retention priorities;
- research findings for a limited access Rent-Geared-To-Income program for faculty if the Board of Governors wishes to pursue this item further (feedback is invited).
- implementation roll-out of the Prescribed Interest Rate loan program.

The report also identifies items next steps that will come forward in future reports including other rental program enhancements, continued exploration of on-campus faculty ownership models, and the need for a staff-focussed HAP review/ update in 2017.

INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED

- Learning
 Research
 Innovation
 Engagement (Internal / External)
 International
- or Operational

DESCRIPTION & RATIONALE **1. Background**

In September 2012, UBC adopted a Housing Action Plan (HAP) as a multi-year strategy for housing support for faculty, students and staff at the Vancouver campus. Its 19 policies covered a range of rental support targets, a pilot faculty home ownership support program, plus design and early access strategies to help mitigate significant housing costs and challenges unique to the Vancouver region. The purpose of the HAP was to offer more choices and affordability to faculty, students and staff in light of the related recruitment and retention ramifications that could follow if unaddressed.

On Dec 2, 2016, following review of the 3-year pilot faculty home ownership loan program results, and updated dialogue with the Administration on recruitment and retention effectiveness of policies to date in context of the latest housing market affordability and availability, the Board of Governors approved a *10-Year Faculty Housing Strategy* to supplement and reinforce the HAP. This strategy introduced important ownership and rental housing program enhancements.

In order to effectively implement the *10-Year Faculty Housing Strategy* as soon as possible, administrative procedures to support these programs are now being developed with a view to implementing the rental access and waitlist enhancements within the next month, the PIRL loan program no later than April 1, 2017 and, subject to Board feedback and support, expansion of the staff Rent-Geared to-Income program (Policy 5 of the HAP) to faculty on a limited basis, later in 2017.

More specifically, this report provides a promised information update on:

- Revised Allocation and Eligibility Guidelines for access to the new Prescribed Interest Rate Loan (PIRL) program and newly prioritized rental accommodation.
- Research findings for a limited access Rent-Geared-To-Income program for faculty if the Board of Governors wishes to pursue this item further (feedback is invited).
- Implementation roll-out information related to the Prescribed Interest Rate loan program;
- Next steps follow-up related to rental other rental program enhancements, and policy housekeeping related to the measures above.

2. Eligibility and Allocation Guidelines

Allocation and Eligibility guidelines are intended to be used by the Provost office and administrators to ensure appropriate strategic use of the housing programs, and ensure the transparency and accountability of decision-making in that process. The original Allocation

and Eligibility Guidelines approved in 2014 must now be updated to reflect the new suite of programs that include

- the new rental allocation priorities tailored to faculty recruiting
- the introduction of the new PIRL program,
- the Down Payment Assistance program will remain in effect and is increased for new hires after July 1, 2017,
- the closure of the 2nd Mortgage loan and the Mortgage Interest Assistance programs.

2.1 Program Eligibility Priority Summary

The following Table 1 indicates eligible candidate groups for each UBC Housing support program. Those in the shaded columns also are subject to a further, 2nd stage strategic merit-based review for limited spots (required for all PIRLs and possible, though not always required in the case of On-Campus Townhouse rental). No further merit-based review is required for candidates in the non-shaded columns, although apartment turnover rates, priority group ranking, and or eligibility time limits may affect access timing.

Highlights of the detailed Allocation Guidelines developed for detailed administration purposes are included in Attachment A. The full document is available on request from the Board Secretary. The Allocation guidelines are approved, managed and may be updated from time to time by the University Executive as a means to ensure consistent and transparent allocation of loans and rental units according to the merit-based principles that will further the University’s selective and strategic recruitment and retention priorities.

Table 1: Program Eligibility Summary

Faculty Category	Down Payment Assistance (DPA)	On-campus Apartment Rental	On-campus Townhouse Rental	Preferred Interest Rate Loan (PIRL)*
<p>Full-time tenure-track Faculty Members (including grant tenure track)</p> <p>(e.g., Assistant Professor in the research stream; Instructor 1 in the teaching stream).</p>	Yes	Yes – 1 st Priority	Yes - 2 nd priority	<p>Yes, - 2nd priority</p> <p>May be approved at time of recruitment or may apply as retention applicant after hired.</p> <p>Time limitations will apply for usage of loan offer.</p>
<p>Full-time tenured faculty member (including grant tenured) and in rare strategic senior executive staff</p>	Yes	Yes – 2 nd Priority	Yes – 1 st priority	<p>Yes – 1st priority</p> <p>May be approved at time of recruitment or may apply as retention applicant after hired.</p>

<p>hires with support of VP Human Resources</p> <p>(e.g., Associate Professor or Professor in the research stream; Senior Instructor or Professor of Teaching in the teaching stream, Head Librarian)</p>				<p>Time limitations will apply for usage of loan offer.</p>
<p>Full-time UBC Staff Members, Librarians other than Head Librarian, Program Directors, Clinical Faculty with 80% appointments paid by UBC, Post Doctorate Fellows</p>	<p>No**</p>	<p>Yes 3rd priority</p>	<p>No</p>	<p>No</p>

* 2nd stage, merit-based selective approval for limited spots. Not all candidates approved.

** Librarians and Program Directors in Continuing Studies, will continue to be eligible for the DPA.

3. Research regarding Rent-Geared-to-Income (RGI) Program for Faculty

A review of Human Resources salary data, combined with some estimations on household composition and frequency of other income sources suggests that a fairly small number of faculty would fall into the category of needing assistance with on-campus rental rates due to a combination of low salaries young children needing extra bedrooms, childcare costs, and student loans.

A household salary of approximately \$96,000 could typically afford an average sized 3 bedroom unit in Faculty-Staff rental housing, and a household income of approximately \$76,000 could typically afford an average sized 2 bedroom unit for their family in Faculty-Staff rental housing on-campus. There are approximately 95 faculty members earning less than those thresholds and when that number is adjusted for those who likely have children and another source of income or a working spouse/ partner, the number of full-time faculty facing significant rent challenges is likely below 45. Even fewer are just relocating to Vancouver with children and likely in most acute need of transitional support before become significant strategic recruitment or retention risks.

The findings of this research were shared with Deans. Ensuing discussion suggested that, while small, a strategic subset of this group would be worth supporting if it could help bridge an unusual barrier at the junior faculty level in some Faculties. It was considered reasonable to support such a program, if spots were limited to a small number (e.g. 10 in use at any one time) for strategic purposes, and if applicants were required to prove legitimate financial need (means testing) as a prequalification, and then pass through a further merit-based assessment and approval process for access to the limited number of spots per year.

The program could be designed as a financial subsidy to the faculty member for the difference between 30% of a faculty member's household salary, and the cost of a Village Gate Homes rental unit of appropriate size, and not tied to a physical unit. The cost of supporting 10 spots in such a program would be under approximately \$160,000 per year in 2017 dollars.

Subject to Board interest in exploring this concept further, such a program could be explored on a trial pilot basis as a limited expansion to the existing HAP Policy 5 (a 100-unit pilot Rent-Geared-To-Income program for staff with household incomes under \$64,000). Board feedback on these findings is invited.

4. Update on PIRL Implementation

Administrative documentation and support procedures are well underway to support operationalization of the PIRL program.

The banks are currently performing their internal risk assessment of these types of loans and whether to treat them as down-payment when negotiating mortgages with faculty members. UBC will continue discussions with the major banks to ensure all the details and documentation of the program are provided to meet the banks' requirements during their assessment.

The program is available now to existing 2nd Mortgage Loan participants that wish to convert to the PIRL, because these people have already been approved through a selective merit-based program process. Administration for new recruits and PIRL applicants will commence following approval of the Eligibility and Allocation guidelines proposed with this report, and the associated adjudication procedures.

Treasury will be tracking all financial information related to the PIRL loans advanced and providing annual reports to confirm the total loans paid will not exceed \$6 million annually over any five-year period and a maximum of 25% of loan fund on a 5 - year rolling average will be devoted to retention cases. The \$6 million annual 5 – year rolling average allocation is projected based on assumptions that incorporate previous actual housing loan experiences. Many faculty members have consistently taken several years between the time they are granted housing assistance and the time they purchase a home. Should the actual loans be significantly different from the projected amounts, an update will be provided to the Board.

HRS will continue to coordinate annual HAP progress reports to the Board of Governors on general housing program targets, and will also coordinate an annual 5 year comprehensive review and report to Board from a recruiting and retention effectiveness perspective with input from all collaborating departments.

5. Important Next Steps requiring Administration report back later in 2017

- a. Other Rental Program Enhancements:* As the University strategy relies explicitly and increasingly upon the faculty staff rental program for recruiting and retention purposes, the Administration will continue working in collaboration with UBC Properties Trust on the following items important to faculty:

- o Faculty Staff Rental Housing Design Guidelines are currently under preparation (targeting completion in 2017) to minimize uncertainty for the developer UBC Properties Trust, while also being responsive to and addressing on balance, the unit and amenity design and unit size range interests of the evolving University renter demographic;
 - o The Administration will also be reviewing and exploring in collaboration with UBC Properties Trust, updating of the faculty staff discount rates methodology to provide a publishable definition of the baseline market benchmark for calculation purposes, and setting a methodology that would deliver rates for new incoming tenants at 25% discounted from that benchmark.
- b. *Expansion of Rent-Geared-to-Income Program policy, as needed:* Subject to Board feedback on the research results related to the merits of Faculty rent-geared-to-income program, more detailed implementation detail and recommendations could be brought back to Board for such a program within the suggested parameters outlined.
- c. *Further research of On-Campus Ownership Models:* The Administration will continue to research tax-efficient on-campus ownership model(s) for faculty to enhance the Policy 1 home ownership support options, and associated housekeeping amendments to the text of Policy 1 of the HAP as required.
- d. *Staff Review in 2017:* The Administration will also begin a staff-focused HAP progress review in 2017 and report back with observations in the Fall for discussion of whether any HAP updates or adjustments are required from a strategic recruiting and retention perspective.

Attachment A: Highlights of Allocation Guidelines

BENEFITS While the University cannot provide enough funding to solve the challenges of the high price Vancouver real estate market, ongoing improvements to ensure effectiveness of the Housing Action Plan the HAP (including the Faculty Home Ownership Program and rental and other strategies within it) will be key to helping address the recruitment and retention challenges faced by recruiters at UBC. Faculties are often competing for top talent in an international arena with peer universities that operate in much more affordable housing market. Effective housing support programs, therefore, are often needed to make the difference in these negotiations.

Learning, Research, Financial, Sustainability & Reputational

Housing support programs can also be helpful in building positive relationships with existing faculty members by demonstrating the University’s commitment to helping mitigate this challenge where it can.

RISKS **Interest Rate Risk**

The CRA prescribed interest rate has been at 1% since the second quarter of 2009 (with the exception of the fourth quarter in 2013). The likelihood of an interest rate increase is high causing a similar scenario for the CRA prescribed rate. Given the prescribed rate must be reset every 5 years, there is a risk faculty members will not be able to afford an increase in the prescribed rate. However, this risk is no different than the risk faced by most home

Financial, Operational & Reputational

purchasers (five-year mortgage rates tend to be the norm.) In the event the CRA prescribed interest rate increases rapidly and faculty members are unable to fulfill this commitment, FHAFE may have a return below its targeted rate of return.

Strategic Risk

There is significant strategic risk if the University fails to recruit and retain the top talent it needs. This is one of the top risks identified on UBC’s risk register.

Reputational Risk

There is ongoing reputational risk if the University does not implement its commitments in the HAP in a timely fashion, given the considerable degree of consultation and undertakings made during the HAP development process and at its adoption in 2012. Continued commitment to refine and improve the FHOP serves to mitigate this risk.

There is a risk that if a bank, from whom a faculty members seeks a first mortgage, does not support the PIRL as downpayment, the supplementary purchasing power of the PIRL program may be limited. While some banks do permit use of loans to be used as downpayment, the bank’s final decision is based on faculty member’s unique financial circumstances and credit history.

COSTS
Capital &
Lifecycle
Operating

Faculty rent geared to income Program

The cost of the rent-geared-to income will be funded by the portion of the annual dividend from UBC Properties Trust related to rental returns. UBC will continue to receive the dividends prior to any deductions from this program and make payments to the qualified faculty members for the ease of accounting the cost of this program.

FINANCIAL
Funding Sources,
Impact on
Liquidity

The financial subsidy for each participant would be limited to the difference between the monthly faculty Village Gate Homes rent for an appropriately sized unit for the family composition, and 30% of the faculty member’s household income. To provide a conservative high level estimate of the program cost, assuming the lowest paid full time tenure stream faculty at approximately \$70,000 was subsidized to help support rent for the larger size VGH apartment (3 bedroom), the maximum rent subsidy would be \$16,000 per year per participant based on 2016 data, thus the total maximum cost for 10 participants would not be expected to exceed \$160,000 per year. If the rental rates escalate at a faster rate than salaries, the subsidy would increase but regardless of the escalation, the program is still relatively inexpensive.

SCHEDULE
Implementation
Timeline

The Down Payment Assistance Program will increase to \$50,000 effective on July 1 for those whose start dates are on or after July 1, 2017.

PIRL loans will be available for recruiting purposes as soon as legal documentation, explanatory materials, and allocation procedures and tracking can be operationalized, targeting the new fiscal year starting April 1, 2017.

Subject to Board support of a Rent-Geared-to-Income program for faculty in concept, a detailed program proposal to modify the HAP Policy 5 and implementation plan will be submitted to the Board for approval at a future Board meeting in 2017.

In context of the new Faculty Housing Eligibility and Allocation Guidelines (highlights in Attachment A), the administration will work to implement the PIRL program and rent waitlist stratification starting April 1, 2017.

CONSULTATION

Relevant Units,
Internal &
External
Constituencies

There was extensive consultation with the full campus community during development of the Housing Action Plan and its component target policies including the FHOP and Rental program variations. There was further consultation with faculty members, recruiters, Deans, the UBC Faculty Association, and others in relation to evolving versions of the PIRL program, leading up to the 10 year faculty housing strategy approved December 2016.

The Allocation Guidelines referenced in this report are an implementation measure for administering the approved programs within the constraints and strategy set by the Board in December 2016. No further consultation is planned at this stage. Recruiters and faculty are anxious for the program to become operational as quickly as possible. Internal collaboration and coordination with UBC Legal Counsel, Treasury, Provost Office, Human Resources and UBCPT wherever required is ongoing.

Careful and transparent communication of the final procedures is recommended through broadcast email and on-line descriptions.

UBCPT COMMENTS

Date of Review: Jan 12 2017

Signed off by: Aubrey Kelly

Complete for all reports
that include a property
component

UBCPT has reviewed the content of this report and concurs with its
recommendations.

Highlights of the detailed Allocation Guidelines developed for detailed administration purposes to guide access to all faculty staff housing programs, are provided below.

The Allocation guidelines are approved and managed, and updated on an ongoing basis by the University Executive as a means to ensure consistent and transparent allocation of loans and rental units according to the merit-based principles that will further the University's selective and strategic recruitment and retention priorities.

1. **On-Campus Faculty-Staff Housing Rental Apartments:** *First-come first-serve waitlist process within stratified priority groups.*

A merit review process by an Allocation Committee is unnecessary for access to faculty staff rental apartments (not townhomes). Units ranging from studios to 4 bedroom size in this growing inventory of on-campus apartments are rented to full-time faculty and staff at rents up to 25% below benchmark comparable prices. Eligible full time faculty and staff will gain access to these units on a first-come first-serve basis within the priority bands listed in Table 1 (see the cover report), as units become vacant.

Application is made to Village Gate Homes (VGH). The current waitlist is very long at approximately 1300 unique applicants. The stratification of the waitlist above will ensure that full-time tenure-track (e.g. assistant professors) who are lower priority than tenured faculty members (2nd priority) for other programs (townhome rentals and PIRLs), get first priority for the VGH rental apartments. Full-time UBC Staff Members, Librarians other than Head Librarian, Program Directors, Clinical Faculty with 80% appointments paid by UBC, Post Doctorate Fellows will have the third priority for VGH rental apartments.

In the unlikely event that there are units available after all groups above are served, units may be offered to the following groups on a month-to-month basis until a full-time UBC employee in one of the groups above applies for that unit.

- o Clinical faculty with less than 80% UBC appointments,
- o Adjunct faculty, and sessional instructors
- o Visiting Professors
- o Non-UBC employees who work on-campus (e.g. Triumph, Forintek).

2. **On-Campus Faculty Townhouse Rental:** *Combination Process of both waitlist priority groups, and strategic merit-based allocation.*

Townhome rentals (operated by VGH) will be reserved for full-time faculty members on a first come first serve basis within the priority groups indicated on Table 1 (see the cover report), except where the Provost or central Allocation Committee has indicated different priority assignments for significant strategic recruitment or retention interests. Deans may submit special case requests to the Provost office or central committee process.

The first priority group will be full-time tenured faculty members or, in rare cases, senior executive strategic staff hires with support of the VP Human Resources, who do not already own housing in Metro Vancouver. The second priority group will be full-time tenure track (non-tenured) faculty members who do not already own housing in Metro Vancouver.

3. Down Payment Assistance Allocation Process

No 2nd stage merit review process by an Allocation committee would be required for access to this forgivable loan program for full-time faculty within 10 years of their original appointment date to a tenure-track position. All full-time eligible faculty applicants who meet basic eligibility will be approved. These loans are gradually forgiven over 5 years, and taxable benefits are paid on the forgiven portion each year.

4. Prescribed Interest Rate Loans (PIRLs): Centralized Merit-Based Approval Process

All requests by eligible candidates for PIRLs as outlined in Table 1 will be considered for limited space within the program cap for that year, through a centralized merit based review overseen by the Provost office before final approval. For new incoming hires, Deans and Department heads will coordinate this central review prior to hiring so that these new recruits are aware if a PIRL has been approved for them. If none is approved at hiring, faculty may apply at a later time as 'Retention' applicants. Tenured level hires will have priority over tenure-track hires both in the retention and recruitment categories. Use of the loans will be limited to within 10 years of the loan offer.

Merit review and approval of applicants to these programs will be conducted by centralized Academic oversight organized as follows:

- a) The Provost's Allocation Committee, chaired by the Provost or Designate, will include two or more senior members of the Provost Office. This committee will, at its discretion, consider time sensitive recruiting request on an in-coming basis and will forward all remaining applications that are less time sensitive to the Dean's allocation Committee for review and recommendation to the Provost.
- b) The Deans' Allocation Committee, also chaired by the Provost or Designate, will be composed of Associate Deans representing every Faculty. Requests receiving supermajority support, defined as two-thirds or more of the committee members, will be recommended for approval by the Provost's Allocation Committee.
- c) Recruitment case requests will be evaluated on the basis of: the applicant's curriculum vitae, scholarship statement teaching dossier (if available), reference letters from the appropriate Deans and Department Heads, and any other information the applicant considers relevant.
- d) Retention case requests will be evaluated on basis of: the applicant's curriculum vitae, scholarship statement, reference letters from the appropriate Dean and Department Head, and any other information deemed pertinent by the applicant. Deans' letters should also address evidence of the retention risk, and impact upon the faculty/ department.
- e) When seeking to make Canada Research Chair, or other special faculty appointments, Deans and Department Heads will usually receive assurance of housing support in advance of recruitment, to facilitate the success of the search process.

Previous Report Date	November 20, 2016
Decision	10 year faculty housing strategy was approved by the Board.
Action / Follow Up	<p>To provide information and seek approval.</p> <ol style="list-style-type: none"> 1. Faculty Housing Assistance Financing Endowment (FHAFE) Terms of Reference will be provided for approval 2. The final Eligibility and Allocation Procedure Guidelines for Restricted Faculty Housing Program will be provided 3. The final wording for Policy 1 of the Housing Action Plan to accommodate new proposed PIRL ownership support program will be provided for approval.

Previous Report Date	February 2016
Decision	For information and discussion: To receive the consultation results on the June 2015 proposed revisions to the Faculty Home Ownership Program for the Vancouver Campus.
Action / Follow Up	Information follow up to Finance Committee

Previous Report Date	December 3, 2015
Decision	The 2014/15 progress update on the Housing Action Plan (HAP) was received on the consent agenda.
Action / Follow Up	The 2014/15 progress update was provided as information only.
Previous Report Date	June 9, 2015
Decision	<p>Adoption of President’s Working Group recommendations to:</p> <ol style="list-style-type: none"> 1. Close the Restricted Capped Appreciation program option and make any consequential amendments to HAP documents; 2. Confirm continuation of 2nd Mortgage Loan option for duration of 3 year pilot; 3. Direct the Administration to develop and consult on creation of a new 10-year, tiered, merit-based Prescribed Interest Rate Loan program option (PIRL) within the FHOP funding cap and based on principles: <ul style="list-style-type: none"> • Recruitment and retention of world class faculty; • Incentivize faculty to live on campus; • Tax efficiency and effective use of capital; • Improve faculty ability to choose location and type of property; • Support acquisition of home ownership without creating a long-term entitlement. 4. Direct the Administration to consider and consult on phase-out and replacement of the Down Payment Assistance and Mortgage Interest Assistance loans; 5. Direct the Administration to report back to the Board on input from the consultation from the new PIRL concept, and phase out of the DPA/MIA.
Action / Follow Up	To report back on input from consultation with faculty on new PIRL program options and replacement of existing Down Payment Assistance and Mortgage Interest Assistance loan programs.
Previous Report Date	September 30, 2014
Decision	The 2014 progress update on the Housing Action Plan (HAP) was presented. Administration was asked to report back after the second Faculty Homeownership program (FHOP) cycle had been completed.
Action / Follow Up	The 2014 progress update was provided as information.

Previous Report Date	September 2013
Decision	Directed Administration to explore 2nd Mortgage Loan Program as alternative faculty home ownership program model, with better taxable benefit implications to participants than Capped Appreciation model. Directed Administration to consult with faculty on both program types, and the draft Eligibility, Allocation, and Occupancy Policies developed by the Faculty Housing Action Plan Policy Development Committee.
Action / Follow Up	Report back to the Board on results of consultation

Previous Report Date	September 20, 2012
Decision	Adoption of the UBC Housing Action Plan (19 policies) for Vancouver campus, and its implementation steps.
Action / Follow Up	Report back to Board on Implementation progress.

Previous Report Date	June 12, 2012
Decision	For information. Summary results on most recent consultation. Key policy directions provided for discussion and feedback.
Action / Follow Up	

Previous Report Date	April 2, 2012
Decision	For information. Interim consultation report. Summary of consultation input activities between April 2011 and January 2012 and conveyed key themes to date.
Action / Follow Up	

Previous Report Date	February 2, 2012
Decision	For information. Chair of Community Planning Task Group provided highlights of recent consultation input, including video clips of speakers at the January 2012 forum. The report updated Board on other technical and consultation results to date, including the short list of options under consideration and the outline of the discussion paper that will be the focus of the community consultation in late March 2012.
Action / Follow Up	

Previous Report Date	December 1, 2011
Decision	For information. Chair of Community Planning Task Group provided update on the process including decision to extend community engagement phase.
Action / Follow Up	

Previous Report Date	Sept 27, 2011
Decision	For information. Update on Process – Summary of tour of peer universities, preliminary options under consideration and updated communications and engagement plan.
Action / Follow Up	

Previous Report Date	June 8, 2011
Decision	Resolution: that the Board endorses as circulated, the Guiding Principles for the UBC Vancouver Housing Action Plan.
Action / Follow Up	

Previous Report Date	Sept 27, 2011
Decision	For information. Update on Process – Summary of tour of peer universities, preliminary options under consideration and updated communications and engagement plan.
Action / Follow Up	

Previous Report Date	June 8, 2011
Decision	Resolution: That the Board endorses as circulated, the Guiding Principles for the UBC Vancouver Housing Action Plan.
Action / Follow Up	

Previous Report Date	April 5, 2011
Decision	For information. Endorsement of work program outline and Guiding Principles.
Action / Follow Up	

Previous Report Date	Jan 13, 2011
Decision	<p>UBC Land Use Plan Amendments: Next steps. Resolutions (excerpts)</p> <p>3. Approved the UBC Land Use Plan Amendments and forwarded them for Ministerial adoption</p> <p>5.b) That the Board, subject to adoption of the Land Use Plan:</p> <p style="padding-left: 40px;">Amendments by the Minister of Community sport and Cultural Development, hereby directs staff to:</p> <p>Develop a Housing Action Plan to address housing choice and affordability for student, faculty and staff housing on campus, with an outline of the plan to be approved by the Board of Governors.</p>
Action / Follow Up	