

SUBJECT STUDENT HOUSING UPDATE

MEETING DATE SEPTEMBER 12, 2019

Forwarded on the Recommendation of the President

**APPROVED FOR
SUBMISSION**



 Santa J. Ono, President and Vice-Chancellor

FOR INFORMATION

Report Date August 28, 2019

Presented By Ainsley Carry, Vice-President Students
 Peter Smailes, Vice-President Finance & Operations
 Andrew Parr, Managing Director, Student Housing & Hospitality Services

<p><i>If this item was previously presented to the Board, please provide a brief description of any major changes since that time.</i></p>	<p>This report provides an update on activities within Student Housing and Hospitality Services to address the ongoing need for growth in the bed inventory to meet student need and enhance the student experience on the UBC Vancouver Campus. This is an update from the Housing Action Plan update provided at the November 2017 Board meeting.</p>
--	---

EXECUTIVE SUMMARY

More student housing on campus results in more student-focused and convenient housing compared to off-campus rental, yielding higher levels of student engagement with campus life and academia. A larger number of students living on campus also directly and significantly contribute to the creation of a complete, thriving and sustainable campus community.

Today there are 12,447 student beds at UBC Vancouver. A key goal of the UBC Vancouver Campus Plan (VCP) is to provide the physical capacity to build up to 18,000 beds on campus. The capacity will be further developed over time based on demand and a sustainable business model, up to the capacity defined by the UBC Vancouver Campus Plan and Land Use Plan. The Student Housing Financing Endowment Fund (SHFE) adopted by the Board of Governors in June 2011 continues to provide access to long-term financing for future student housing developments.

Report includes:

- Current state of Student Housing include demographic and waitlist information
- A summary of actions associated with Housing Action Plan Policies 9, 10, 11 and 12, pertaining to student housing
- Details associated with graduate-student-specific housing

Student Housing – supports UBC Strategic Plan



Strategy 3 – Thriving Communities: Support the ongoing development of sustainable, healthy and connected campuses and communities.

Strategy 7 – Research Support: Strengthen shared infrastructure and resources to support research excellence

Strategy 15 – Student Experience: Strengthen undergraduate and graduate student communities and experience

Strategy 17 – Indigenous Engagement: Support the objectives and actions of the Indigenous Strategic Plan

Student Housing Waitlist & bed count history 2010 to 2019



Year	Waitlist	Bed Count	Project	Bed Type
2010	3,000	8,023	No new projects	
2011	3,200	8,589	Totem Park - həm'ləsəm' and q'ələxən Houses	1 st yr
2012	3,200	8,857	268 converted apartments	Student family
2013	3,500	9,460	Ponderosa Commons Phase 1	upper yr + grad
2014	5,200	9,460	No new projects	
2015	5,500	10,015	Ponderosa Commons Phase 2	upper yr + grad
2016	6,000	11,063	Orchard Commons	1 st yr
2017	6,200	11,796	Totem Park - cəsna?əm House/Brock Commons - Tallwood House	1 st yr / upper yr + grad
2018	6,400	11,795	No new projects	
2019	6,000	12,447	Exchange Residence	upper yr + grad
2020	6,000*	12,447	No new projects	
2021	6,000*	13,387	Pacific Residence (opening post Sept. 2021)	upper yr + grad
2022	5,000*	13,987	Brock Commons Phase 2	upper yr + grad

*projections

HOUSING ACTION PLAN STUDENT HOUSING POLICY REVIEW

POLICIES 9, 10, 11 & 12



HAP Policy 9 & 10

Actions to support access/ growth



Policy 9: *To support the University's continuing transition from a commuter campus to a more complete university community, UBC will aspire to provide up to the build-out capacity for SHHS operated housing on the Academic lands as defined by UBC Vancouver Campus and Land Use plans, subject to debt capacity, financial capacity within the university, student demand and necessary combination of project characteristics such as unit mix.*

Policy 10: *To better respond to the increasingly diverse housing needs and demands of students including undergraduate, graduate, and students with families, UBC will continue with the Student Housing and Hospitality Services (SHHS) business plan to expand the supply of student housing and the range of unit types and sizes (e.g. studio units, 4 to 6-bedroom style units, and furnished and unfurnished 1-, 2- and 3-bedroom units).*

HAP Policy 9 & 10

Actions to support access/growth

Growth 2019 through 2022



Residence Location	Unit Type (s)	Bed Count	Total Beds UBC-V	Total Beds UBC-O	Capital (millions)	Opening Yr.
Inventory December 31, 2019			11,796	1,680		
Growth Plan 2019-2022						
Exchange Residence	Upper year / graduate	651	12,447		\$77.00	2019
UBCO Skeena Residence	1st year residence / meal plan	220		1,900	\$23.98	2020
UBCO Nechako Residence	1st year residence / meal plan	220		2,120	\$50.95	2021
Pacific Residence	Upper year	940	13,387		\$160.10	2021
Brock Commons – Phase 2*	Upper year / graduate	600	13,987		\$109.00	2022
Total 2020-2022		2631	13,987	2,120	\$421.03	

*Including Brock Tallwood House, total Brock Commons bedcount is 1000.

HAP Policy 9 & 10

Actions to support access/growth

Growth opportunities 2023+



Residence Location	Unit Type (s)	Bed Count	Total Beds UBC-V	Total Beds UBC-O	Capital (millions)	Opening Yr.
Growth Opportunities - 2023+						
Copp Site – Innovation Hub	Upper year / graduate	500	14,487		\$75.00	TBD
Armouries Commons	TBD	1000	15,487		\$75.00	TBD
Totem Research Field	Upper year / graduate	700	16,187		\$119.00	TBD
Health Science Commons	Upper year / graduate	635	16,822		\$85.00	TBD
Orchard Commons future	First year residence / meal plan	250	17,072		\$30.00	TBD
Place Vanier infill	First year residence / meal plan	400	17,472		\$43.00	TBD
Acadia Park/Fairview Crescent	Upper year / graduate	400	17,872	872	\$55.00	TBD
Total 2025+		2631	17,872	2,120	\$421.03	

Policy 11 – actions that support affordability



To help address housing affordability concerns for students, the University will continue to limit rental rates based on the following pricing principles and practices:

- covering all costs of operation including borrowing costs*
- self-supporting, fully cost-recovery basis*
- at or below market rental rates; relative to the local marketplace per CMHC data and peer university across Canada*
- more price variance will be explored between older and newer inventory by implementing variable rate increases over time under existing pricing principles*
- maximum annual rent increase of any specific unit type will not exceed annual Consumer Price Index (CPI) plus 2%*

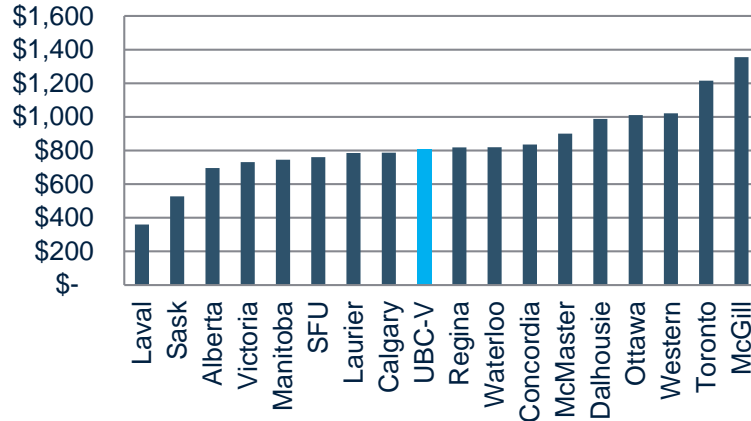
Policy 11 – actions that support affordability



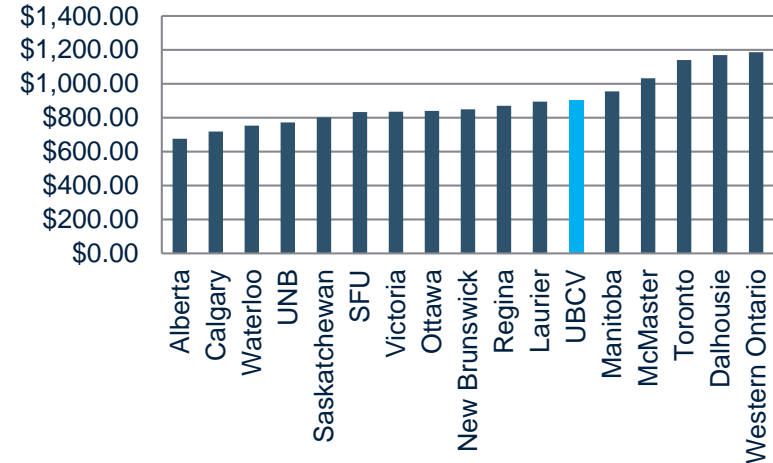
Pricing Principles:

- 100% self-supporting from revenues generated
- Must cover all operating costs including debt, cyclical maintenance and capital renewal
- At or below Vancouver rental market & comparable to peer Canadian Universities

Traditional 1st Yr Residence



Suite Style Residence - Upper Yr/Grad

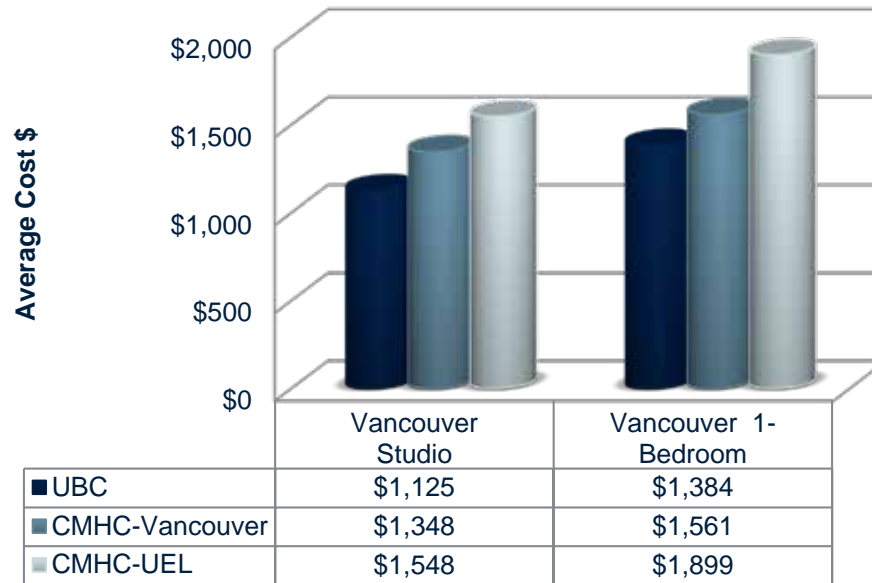


Policy 11 – actions that support affordability

Rent comparison – Vancouver Market



Self Contained Residential Units



All rates include internet & utilities - \$150/month

Affordability actions



- Advocate Provincial Gov't to allow for external borrowing opportunities – GBE, Provincial Gov't Loan Program (Skeena House at UBCO)
- Opened 71 Nano units at Exchange Residence, rates are approx. \$350 less per month than a standard studio unit. Will consider adding more of this inventory once living outcomes are better understood
- Created greater price variance between older and newer upper year inventory by implementing a variable rate increase in 2018/19:
 - older stock = 1%; newer stock = 3%; 1st year housing = 2%
 - = Average of 1.84%

Policy 12 – actions that support affordability



To help address the gap between the shelter allowance portions of BC's student loan program and current rental rates at UBC, the University will continue on behalf of students to advocate for greater housing allowance in Provincial financial aid programs for lower income students on student loans.

Response:

- Pre-2014 - \$592.00 – Approx. 23% of inventory at or below this level
- 2014 - \$733
- 2017 - \$851
- 2019 - \$892 – Approx. 33% of inventory at or below this level

Residences with units below \$892 – Totem Park, Place Vanier, Fairview Crescent, Fraser Hall, Thunderbird, St Johns and Green Colleges, Nano Units at Exchange.

GRADUATE STUDENT-SPECIFIC HOUSING



Graduate student housing



- Unique demographic; generally greater challenges with affordability
- Largely graduate students mix with upper year undergrad students in winter session and year round housing
- Acadia Park - largest student family residence complex in Canada.- 80% grad students
- Two graduate college residences with a meal plan, to support strong community connections with fellow grads – 89% grad students
- 1,525 grad students residing in student residence / 18% of UBCV grad students -
- International: 62%; Domestic: 38%
- Winter Session: 188; Year-Round: 708; Student Family: 629
- Which residences are home to the most grad students?
 - Acadia Park (student family), Thunderbird, St Johns and Green College, Ponderosa Commons, Exchange Residence

Graduate student housing priority access



Priority Access for Graduate Students:

- 175 bed priority access for new-to-UBC grad students in Winter Session residence – studio, 1-bed, and 4-person shared units – a variety of price points and options for living solo, with a partner, or with unit-mates
- Priority for 1-bed units in the Exchange Residence
- Priority for 1-bed, studio (unfurnished) units in Thunderbird Residence – year-round, larger, renovated units at a lower price point

Graduate student support in student residence



- Student family housing - a unique living environment for graduate students with families. 30 unique age-based events/programs offered each month (eg. parents and toddlers group, community resource fairs, family barbeques)
- Expanded Counsellor in Residence program
- Graduate students are hired as residence advisors, providing peer support to other graduate students
- Monthly graduate student-specific outings offer a chance to socialize and build community (eg. Whistler, Granville Island, Vancouver Art Gallery, Dr Sun Yat-Sen Classic Chinese Garden)