

**Title:** Expanding student housing at public post-secondary institutions (PSIs)

**Issue:** November 23, 2017 Student Housing Briefing with the Honourable Minister Robinson, Ministry of Municipal Affairs and Housing (MAH)

**Key Messages:**

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**Background/Status:**

- MAH has been mandated to build 114,000 affordable housing units through partnerships over the next 10 years. This mandate includes student housing. s.13  
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- Despite 16 public PSIs managing approximately 21,000 beds right now, current estimated Province-wide student demand exceeds supply by almost 17,000 beds. See Appendix 1 for a high-level map of estimated student housing demand.
- In recent years, larger institutions such as the University of British Columbia (UBC), Simon Fraser University, University of Victoria and Thompson Rivers University have been able to plan for / build new student housing due to robust internal financial reserves and/or land development revenue. However, most PSIs do not have the same access to these resources.

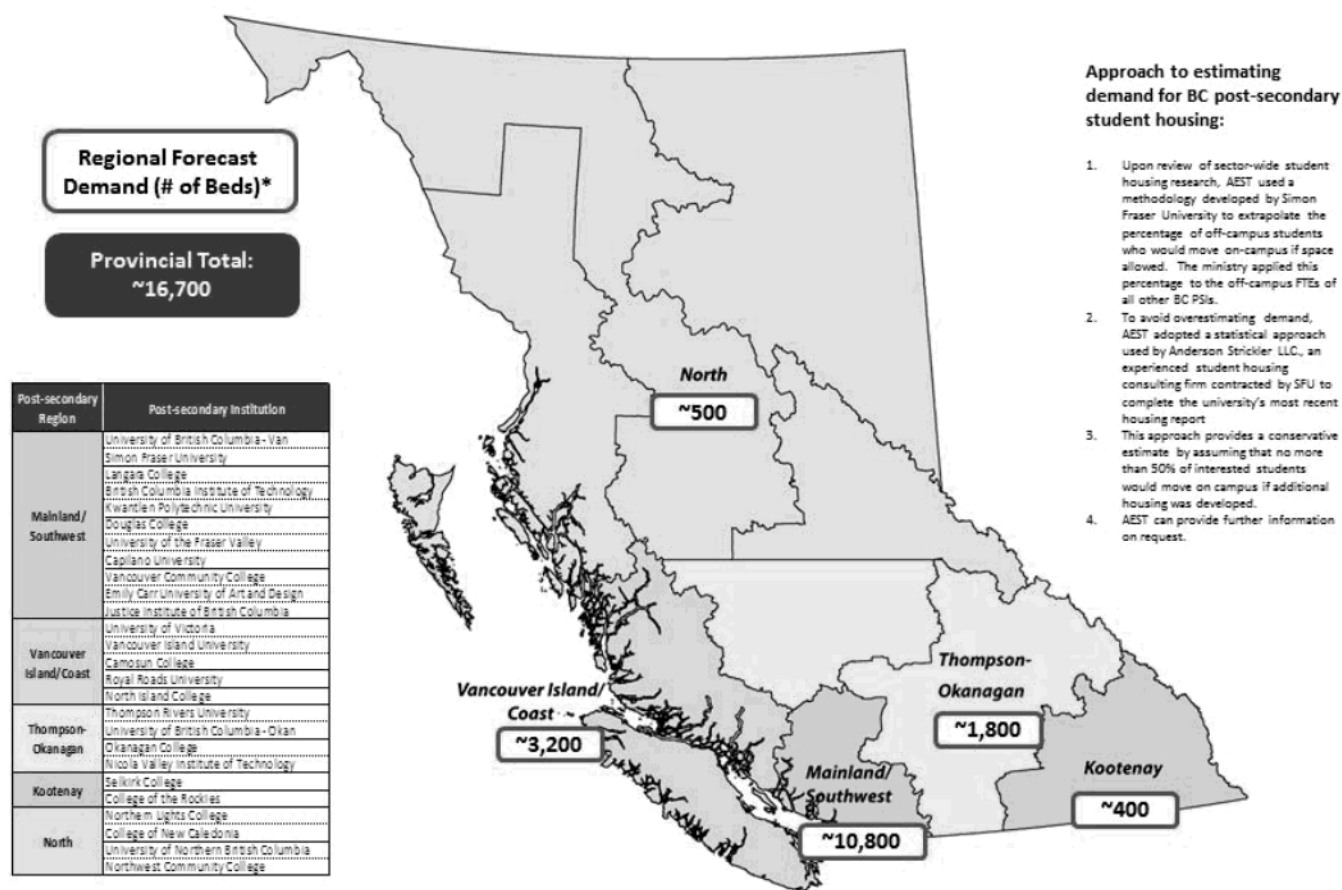
- The current AEST student housing strategy (under development) envisions multiple approaches to addressing student housing demand:
  1. Provincial Debt Room: PSIs access loans from the Province to build new student housing units;
  2. AEST Capital Plan: AEST has approximately \$30M in it's current capital plan for student housing projects in remote locations (e.g. Terrace, Cranbrook, and Prince George);
  3. PSI-financed projects: Larger PSIs self-finance projects that meet government student housing criteria; and,
  4. Partnerships: The sector explores partnerships such as a Government Business Enterprise (GBE) model for the financing and operation of student housings.13,s.17

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- It is estimated that the strategy will result in approximately 8,000 new student housing beds over a 10-year period. This is a preliminary estimate based on current, planned student housing projects across the sector. s.13
- Demand for student housing will need to be continuously monitored as the upper end of the demand forecast may fluctuate with enrolment.

## Appendix 1

### Post-secondary Student Housing Demand Forecast



\*Based on 2016/17 Student FTE Count

November 2017

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## **Information Note Advice to Minister**

**Date: November 2, 2017**

**Cliff #: 111343**

**Issue: Options for expanding affordable student housing**

### **Background / Facts:**

- The Ministry of Municipal Affairs and Housing (MAH) has been mandated to build 114,000 affordable housing units through partnerships over the next 10 years, including student housing.
- Sixteen of the 25 public post-secondary institutions (PSIs) have student housing with approximately 21,000 beds.
- Demand for student housing exceeds the current supply by more than 16,700 beds. See Attachment 1 for a summary of student housing demand by region.
- An average student housing project takes 2.5 – 3 years to complete due to the time required for planning, design, permitting, tendering and construction. See Attachment 2 for an overview of the timeline for an average student housing project.

### **Analysis:**

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**Conclusion:**

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**Next Steps:**

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**Attachment(s):**

Attachment 1: Student Housing Demand Forecast by Region

Attachment 2: Average Student Housing Project Development Timeline

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**Contact:**

*Kevin Brewster, Assistant Deputy Minister, 250-356-2496*

**Attachment 1**  
**Student Housing Demand Forecast by Region**

Survey Data (off-campus students)	Response Rate	Assumed follow-through	Subtotal	
Likely to move on-campus	6%	50%	3.0%	(a)
May possibly move on-campus	30%	25%	7.5%	(b)
Estimated Add'l Housing Demand (%)			10.5%	(c) = (a + b)

Region	FTE Method for Housing Demand			Add'l Housing Demand	Bed Stock
	Domestic FTE	Existing Beds	Adj Domestic FTE	Domestic	Total
	(d)	(e)	(f) = (d-e)	(g) = (c x f)	(h) = (e + g)
Mainland/Southwest	117,331	13,851	103,480	10,800	24,651
Vancouver Island/Coast	32,862	3,206	29,656	3,200	6,406
Thompson-Okanagan	20,714	2,768	17,946	1,800	4,568
Kootenay	3,540	347	3,193	400	747
North	5,846	991	4,855	500	1,491
Total Beds	180,293	21,163	159,130	16,700	37,863

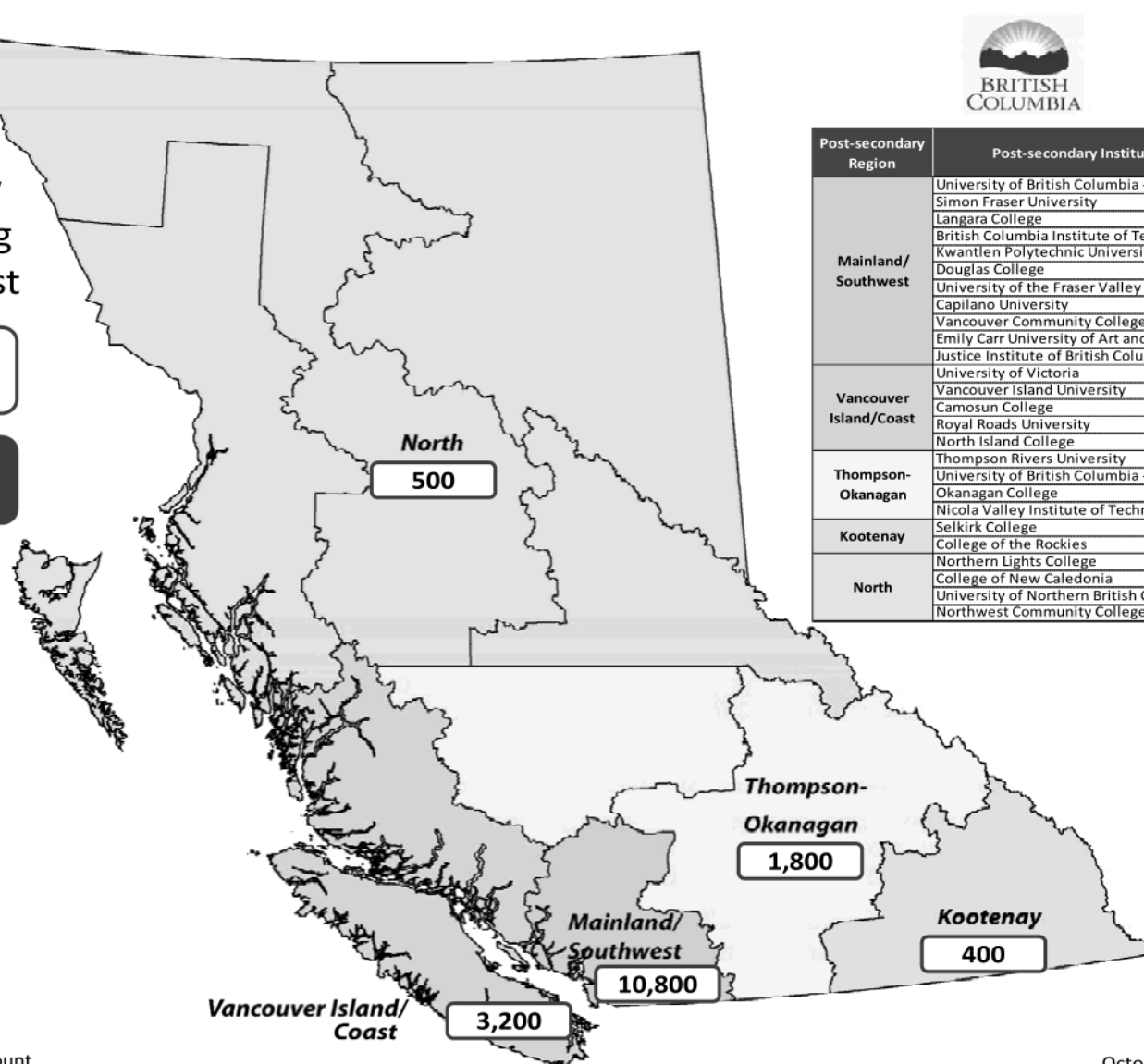
**NOTE:** Student housing demand estimate methodology based on model developed by Simon Fraser University.  
 Analysis completed using 2016/17 domestic student FTEs.



## Post-secondary Student Housing Demand Forecast

**Regional Forecast  
Demand (# of Beds)\***

**Estimated Unmet  
Demand: 16,700**



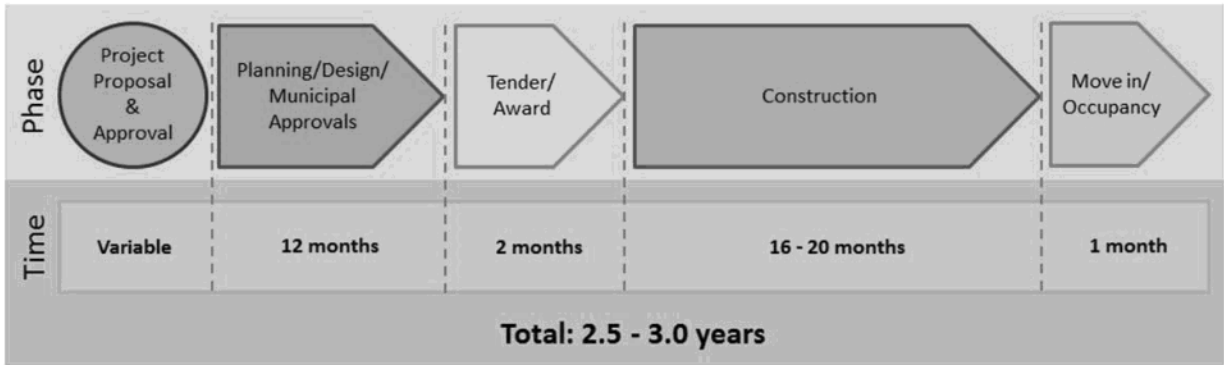
Post-secondary Region	Post-secondary Institution
Mainland/Southwest	University of British Columbia - Van
	Simon Fraser University
	Langara College
	British Columbia Institute of Technology
	Kwantlen Polytechnic University
	Douglas College
	University of the Fraser Valley
	Capilano University
	Vancouver Community College
	Emily Carr University of Art and Design
Vancouver Island/Coast	Justice Institute of British Columbia
	University of Victoria
	Vancouver Island University
	Camosun College
	Royal Roads University
Thompson-Okanagan	North Island College
	Thompson Rivers University
	University of British Columbia - Okan
Kootenay	Okanagan College
	Nicola Valley Institute of Technology
North	Selkirk College
	College of the Rockies
	Northern Lights College
	College of New Caledonia
	University of Northern British Columbia
	Northwest Community College

\*Based on 2016/17 Student FTE Count

October 2017

Attachment 2:

Average Student Housing Project Development Timeline



Note: Timelines may vary depending on construction procurement method. Above range based on Design-Bid-Build method.

- Actual timelines may vary depending on the following:
  - Timely availability of local construction trades
  - Potential changes to provincial government policies regarding borrowing by post-secondary institutions for capital projects
  - Local and municipal land use zoning and other regulatory requirements

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