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ID Number

3691

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Date Completed	ID	Cliff Number	Other Number	Subject
	3691	111583		MMM mtg with Min Robinson re Student housing

Approvals

Date Approved	User	Title
11/22/2017 2:49 PM	Shang, Cindy AVED:EX	Item Approved.

Comments

Comment Date	User	Title
11/22/2017 2:49 PM	Shang, Cindy AVED:EX	Approved by Kevin Brewster
11/22/2017 7:56 AM	Chauvin, Lindsay AVED:EX	AEST to speak to direction from TB on debt, work with post secs, unit #s etc.
11/22/2017 7:54 AM	Chauvin, Lindsay AVED:EX	MMM meeting with Min Robinson re Student housing on Thursday Nov 23rd 11:25-11:55 in Room 310 - BN and staff required.

Path

Path Date	User	Title
11/22/2017 2:49 PM	Shang, Cindy AVED:EX	Item sent to Chauvin, Lindsay.
11/22/2017 7:56 AM	Chauvin, Lindsay AVED:EX	Item sent to Shang, Cindy.
11/22/2017 7:54 AM	Chauvin, Lindsay AVED:EX	Item Created.

DocumentPath

Upload Date	User	Title
11/22/2017 2:48 PM	Shang, Cindy AVED:EX	Document [111583 - Information Note to Minister on Student Housing FINAL] Uploaded.



For support, email Web Services.

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.

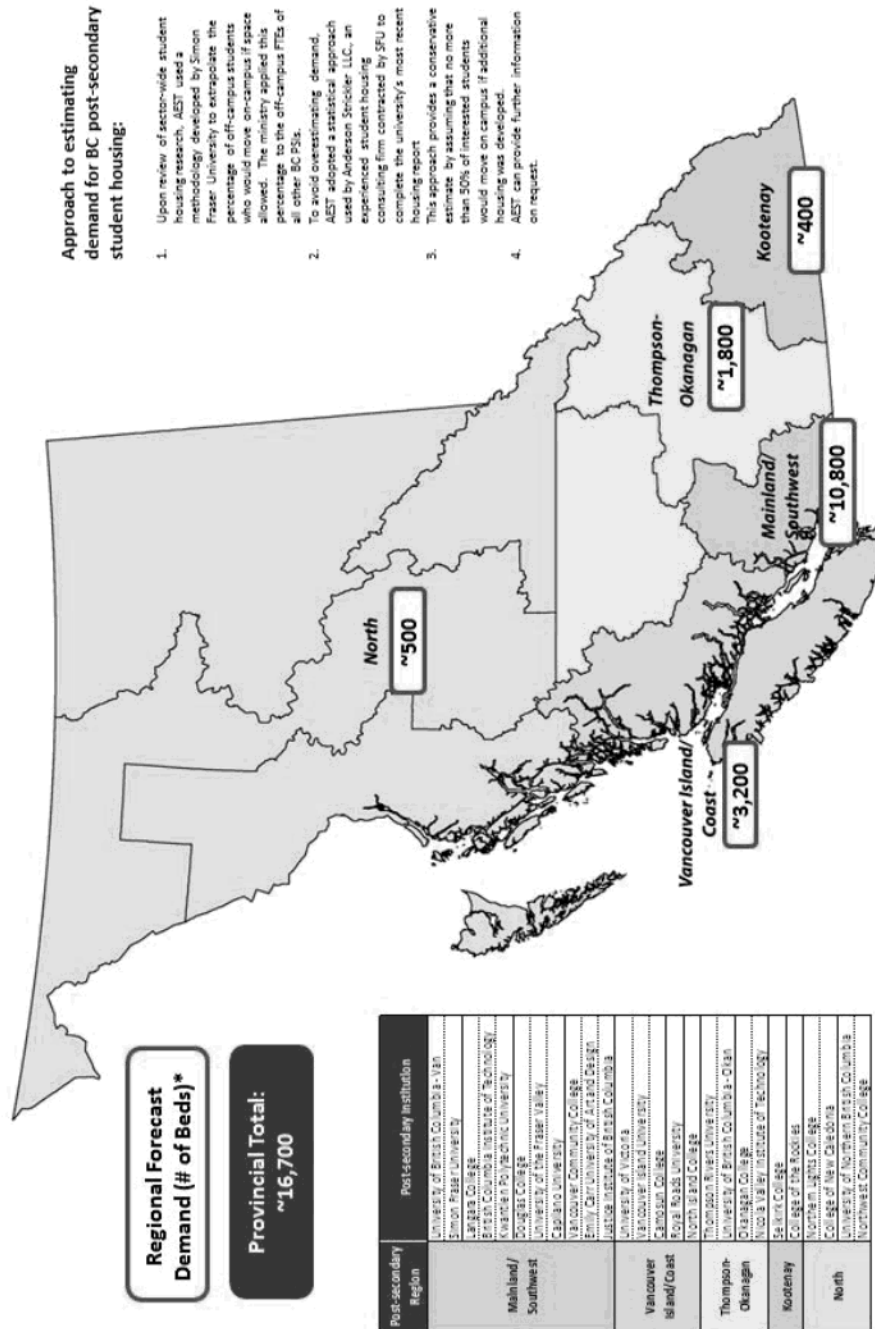
- The current AEST student housing strategy (under development) envisions multiple approaches to addressing student housing demand:
 1. Provincial Debt Room: PSIs access loans from the Province to build new student housing units;
 2. AEST Capital Plan: AEST has approximately \$30M in it's current capital 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 housing^{s.13}

s.12

- 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}
- 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



November 2017

*Based on 2016/17 Student FTE Count

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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:

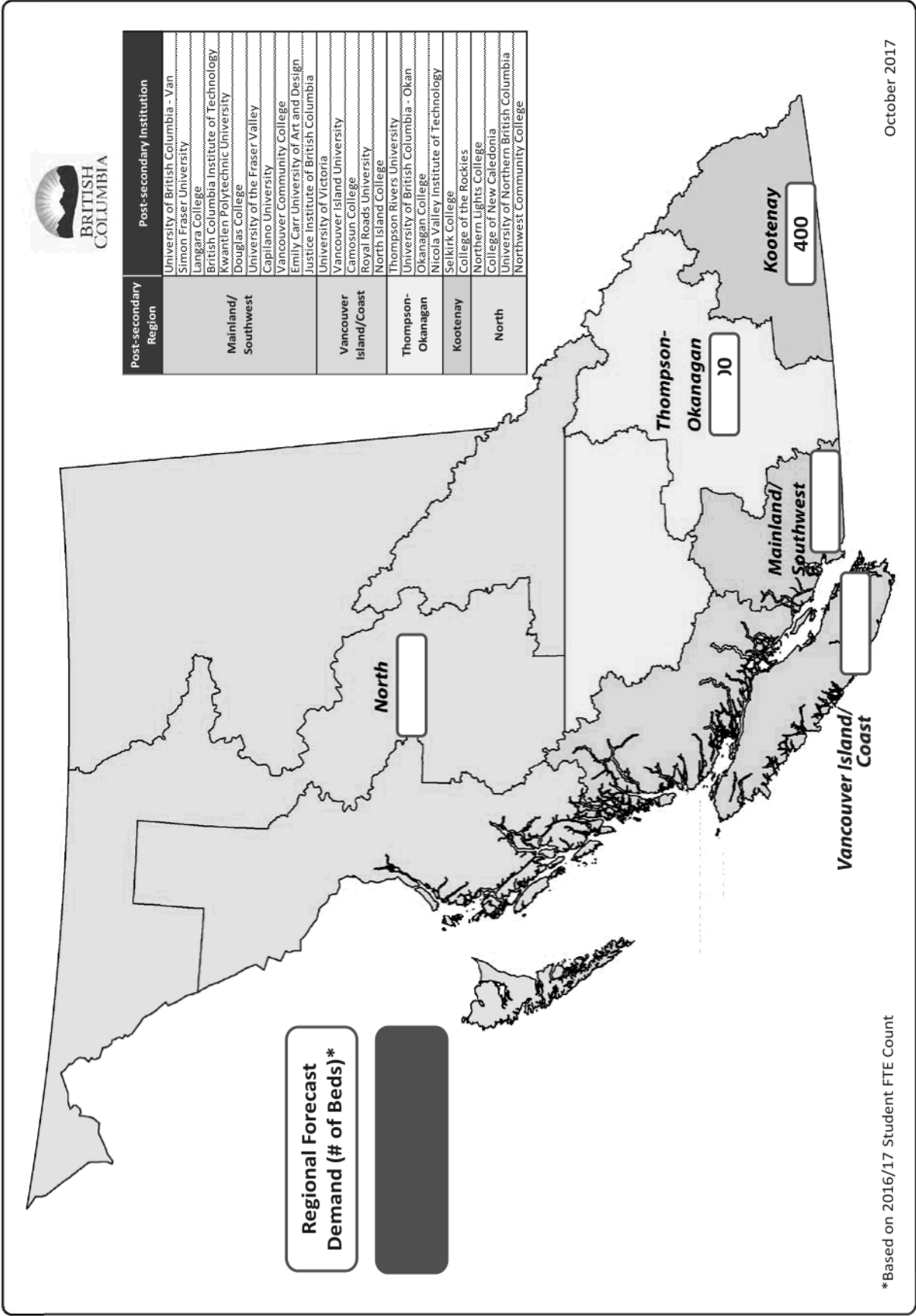
Kevin Brewster, Assistant Deputy Minister, 250-356-2496

Attachment 1
Student Housing Demand Forecast by Region

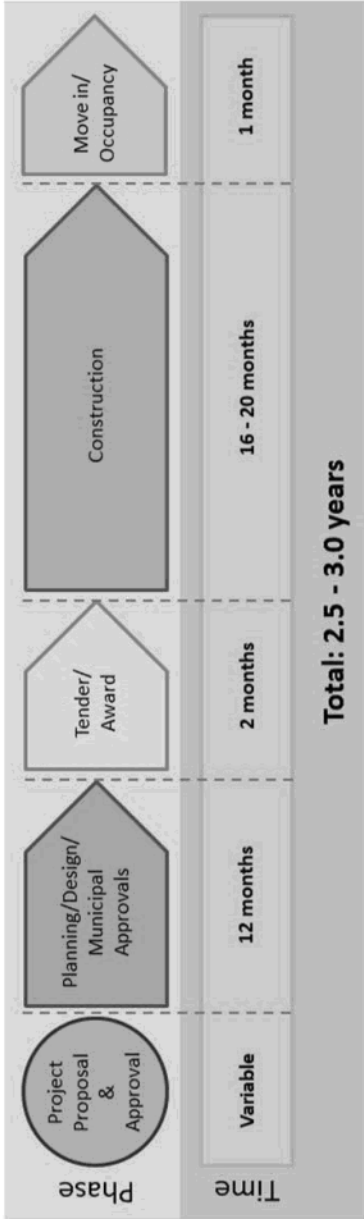
Survey Data (off-campus students)	Response Rate	Assumed follow-through	Subtotal	(a)
Likely to move on-campus	6%	50%	3.0%	(b)
May possibly move on-campus	30%	25%	7.5%	(c) = (a + b)
Estimated Add'l Housing Demand (%)			10.5%	

Region	FTE Method for Housing Demand			Add'l Housing Demand		Bed Stock	
	Domestic FTE (d)	Existing Beds (e)	Adj Domestic FTE (f) = (d-e)	Domestic (g) = (c x f)		Total (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.



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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