



Minutes | Community Advisory Committee

Campus Vision 2050

Date & Time: October, 24th, 2022 from 4:30-6:30PM

Location: BC Hydro Theatre, Centre for Interactive Research on Sustainability

Committee Attendees

Name	Role
Dana Turdy	Students, AMS
Violeta Fabiani	Students, GSS
Naton Ting	Students
Laia Shpeller	Senate, ABNC
Joe Dahmen	Faculty
Michele Koppes	Faculty
Linda Nowlan	Staff
Eagle Glassheim	Residents, UFASTA
Sundance Topham	Residents, UNA
Alex Volkoff	Residents
Deb Pickman	Alumni
Jennifer Cue	Alumni

Committee Regrets

Name	Role
Leona Sparrow	Musqueam
Wade Grant	Musqueam
Gia-An Trinh	Students
Binoy Mascarenhas	Faculty
Henry Yu	Faculty
Robin Poirier-Vasic	Staff
Sasha Wiley-Shaw	Staff
Jane Kang	Residents

Campus + Community Planning Staff Support

Name	Title
Gerry McGeough	Director, Planning + Design
Chris Fay	Director, Strategic Policy
Brittany Jang	Community Planner

Facilitator

Name
Nigel Mojica



Minutes | Community Advisory Committee

Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
1. Welcome & Introductions	<p>Welcome</p> <ul style="list-style-type: none">Nigel Mojica introduced himself as chair and provided a land acknowledgement. <p>Adopt the Agenda</p> <ul style="list-style-type: none">Nigel Mojica led a check-in around topics for discussion and time allotted for each. The Committee agreed to the proposed agenda and time allocations.	
2. Meeting Purpose and Objectives	<p>Chris Fay shared an overview of the meeting purpose and objectives for both C+CP and the CAC.</p> <ul style="list-style-type: none">C+CP prepared additional information to support the CACs understanding of housing at UBC, and the unique challenges and opportunities relevant to the UBC context.C+CP prepared opportunities for CAC input, seeking feedback on early HAP policy directions. <p><i>Discussion</i></p> <ul style="list-style-type: none">The Board has directed exploration of 20% growth; HAP talks about how to allocate the benefits associated with that growth.As presented, tricky to understand how the different options impact affordability.When talking about housing/HAP, affordability is not just shelter, it is also about affordable access to food, water, medical care and amenities.Thinking ahead, policies should not just be about housing cost, but the types of housing and how it's built, including environmental impact.If other forms of revenue were found, could more be done for students, faculty, and staff?	
3. What We've Heard on Housing	<p>Chris Fay shared an overview of what we've heard on housing as part of Campus Vision 2050 engagement and analysis to date.</p> <ul style="list-style-type: none">Overwhelming response around housing and affordability as the number one issue.A huge call for more student housing. <p><i>Discussion</i></p> <ul style="list-style-type: none">There was too much either/or in the survey, requiring false choices. For example, it is possible to achieve student housing without destroying neighbourhoods, and there can be just as much open space with midrise versus towers.	<ul style="list-style-type: none">C+CP to share CV2050 Fall Engagement Summary Report



4. Data & Information on UBC Housing

C+CP shared additional data and information on housing at UBC as context for the policy directions discussion.

Discussion

- C+CP engages with the UNA on HAP by sharing information and convening meetings to discuss draft directions (e.g. UNA Board Workshop).
- Consider continuity of residents—how can housing allow alumni to stay, kids to stay in their school after their parents complete their program, etc.?
- Consider how affiliates can be housed.
- Provide a breakdown of student housing between undergrad v. grad, single v. couple v. family.
- There is a big data gap around how many market leasehold condos are rented, and to who.
- The student housing cost comparison does not seem accurate; may not be comparing like for like among universities.
- Slide 24, “operating budget” is not the appropriate title, need to be more specific.
- Would be interesting to look ahead to 2050 to understand the trade-offs of more leasehold v. rental to:
 - Revenue of the university
 - Impact on affordability
- Need to consider unique needs of graduate students, including higher tuition (and no cap for international students), ineligibility for certain loans and grants.

5. Early HAP Policy Directions

Chris Fay shared an overview of the early HAP policy directions.

Nigel Mojica asked members to share 1-3 pieces of feedback on housing and/or the early HAP policy directions.

Discussion (the following are a summary of sticky notes provided)

General

- How do we balance access to housing v. affordable housing?
 - How can UBC maximize affordable rental housing while minimizing the development of unaffordable leasehold housing (can include affordable leasehold housing)? What tools are available?
 - Important to build flexibility into the plan, ability to change as policy/times change.
- Most universities do not have the benefit of a land endowment, how do they generate revenue?
- There are systemic issues beyond this process that need to be addressed at a structural level for the university, province, federal government, etc.
 - Publicize legal changes needed to make HAP and housing easier on campus.
 - UEL is very low density, seek Provincial help to intensify land.
 - How can we advocate for non-UBC housing creation near UBC?



- Where are you with the “Relationship Agreement” between C+CP and Musqueam, and Musqueam involvement this process?
 - How are Musqueam concerns around use of the land addressed? How does development impact reconciliation?
- Interesting how little money goes to faculty staff housing.
- Would like to see how feedback from different groups is incorporated.
- How will Skytrain affect demand for housing at UBC?

More Rental Choice

- Need more rental housing, housing for community and longevity.
- How to build/enhance housing for medical staff, school staff/food workers (i.e. workforce housing for affiliates)?

Attainable Ownership

- Can there be restrictions on ownership to reduce speculation (i.e. Whistler)?
- Need to understand how non-UBC market housing is used.

Student Housing

- Students should lobby the Province for policy changes to unlock affordability funds.
- Can donors donate to student housing?
- Expand accessible housing options for students (i.e. 2-bedroom options, accessible rental units, etc.).
- How long does it take for SHCS to pay off their internal loan and where does their income go afterwards?
- What are the possibilities to create below market “university rental” for students?
- Profit generated from student housing should go back into serving students.
- Contextualize student housing within the broader housing narrative, noting that student housing is below market housing.

Implementation

- Prioritize IBPOC students and Musqueam needs.
- How can UBC incorporate a visionary focus on sustainability and ecological performance in the context of an affordability crisis?
 - Values are what guide our behavior and decisions even or especially when they are inconvenient. Ensure UBC’s values around affordability and ecological performance dictate decisions.
 - Lack of links between and consideration of HAP, climate, nature, and energy
- Housing at satellite campuses; promote more choice for Surrey/Downtown, etc. beyond Skytrain.
- Increase operational budget by utilizing academic buildings in new ways.

6. Next Steps

- Next Meeting: December 6th, 4:30-6:30PM at BC Hydro Theatre
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**UBC
campus
vision
2050**



Meeting 10 | October 24th, 2022

Campus Vision 2050 Community Advisory Committee



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca

Agenda

1. Welcome
2. Meeting Purpose & Objectives
3. What We've Heard on Housing
4. Level Setting: Data & Information on UBC Housing
5. Discussion: Early HAP Policy Directions
6. Next Steps






Meeting Purpose & Objectives

The background of the slide features a series of overlapping circles in various colors: teal, dark blue, light blue, red, and purple. The text is positioned in the upper left corner, set against the dark blue background.

What We've Heard on Housing

The background of the slide is composed of several large, overlapping, curved geometric shapes. On the left, there is a teal shape. To its right is a dark blue shape. Further right is a light blue shape. To the right of that is a red shape. At the bottom right, there is a purple shape. The shapes overlap in a way that creates a sense of depth and movement.

From the CAC

- Housing affordability is a crisis, be bold in addressing it
- Concern about UBC using land development revenue to support affordable housing
- Be clear about how UBC defines affordability
- Provide data
- Bring innovative ideas
- Learn from what's working elsewhere
- Explain why and how the finances work
- Help the CAC understand opportunities, challenges, and trade-offs



CV2050 Fall Engagement

The Fall Engagement period ended on Friday, October 14th.

We'll update the CAC with a summary of engagement results on housing for the October 24th presentation.



Faculty Staff Housing Needs Assessment and Programs Evaluation

- UBC faculty (\$135K median) and staff (\$63K median) have higher salaries than the Metro Vancouver median
- Home ownership is still out of reach for most
- Low- to moderate-income staff have few housing options close to UBC
- On-campus faculty/staff rental and rent-geared-to-income are the most affordable housing options and have wellbeing and UBC benefits
- UBC's programs are highly valued, with key areas for improvement (communication, administration, eligibility)
- Continued concern over using land development revenue to fund housing programs


Housing Ideas From Elsewhere

Workforce Housing

- [Federal](#) and [provincial](#) low-interest rental financing
- BC Housing's [new ownership models](#)
- Some Canadian/US universities: limited [rental](#) housing
- Many US universities: campus [home ownership](#), [loans and grants](#), but no taxable benefits
- Models like [Whistler Housing Authority](#) can grow targeted housing, aren't taxable benefit

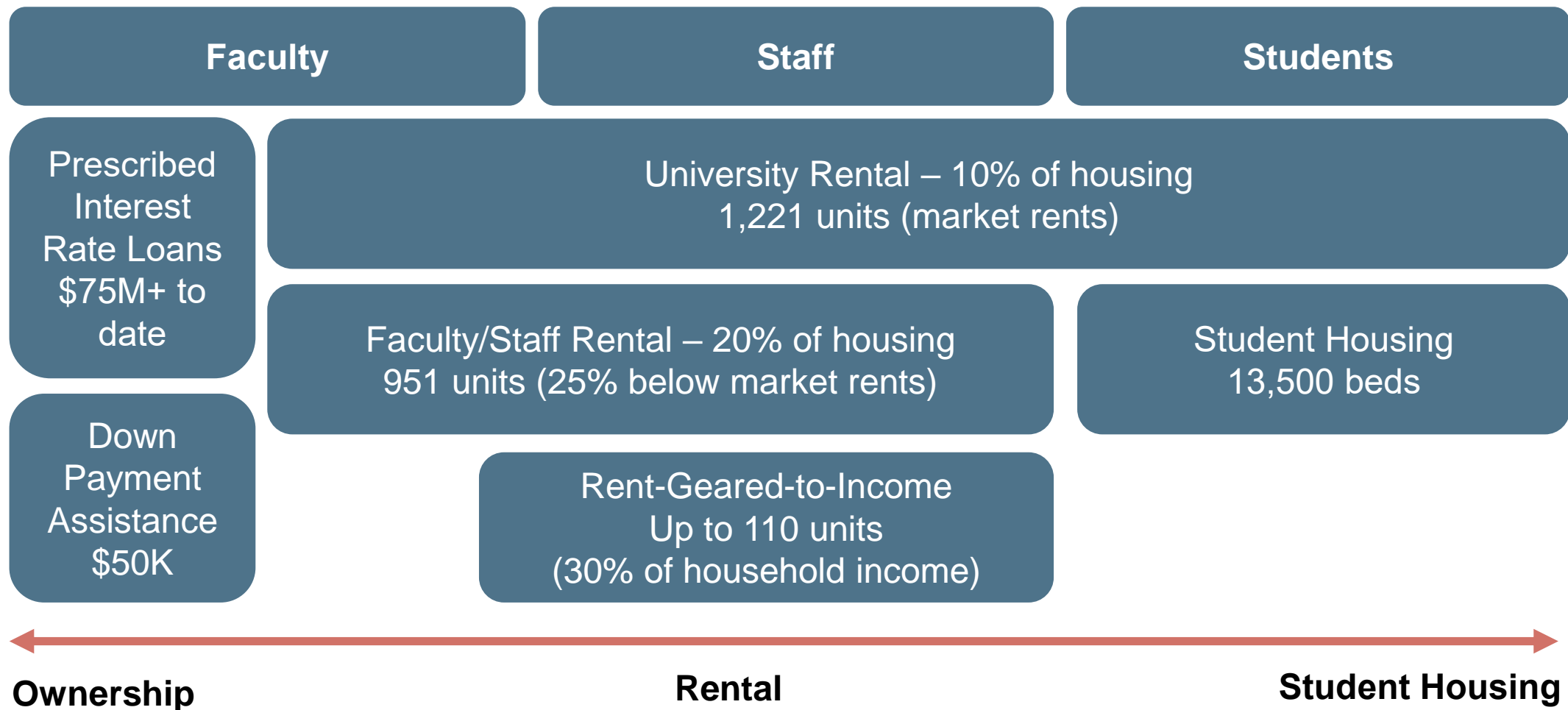
Student Housing

- Increasing partnerships with private financing
- Provincial [interest](#) in accelerating student housing through low-interest financing
- Growing demand for different unit types and living experiences



Level Setting: **Data & Information** on UBC Housing

Housing Action Plan Programs

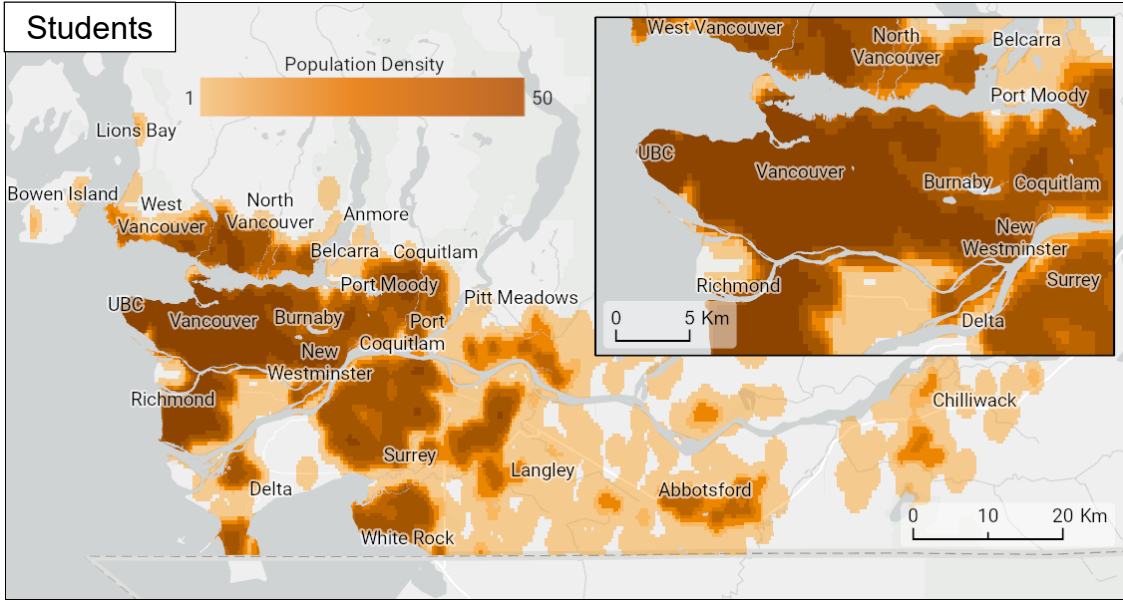
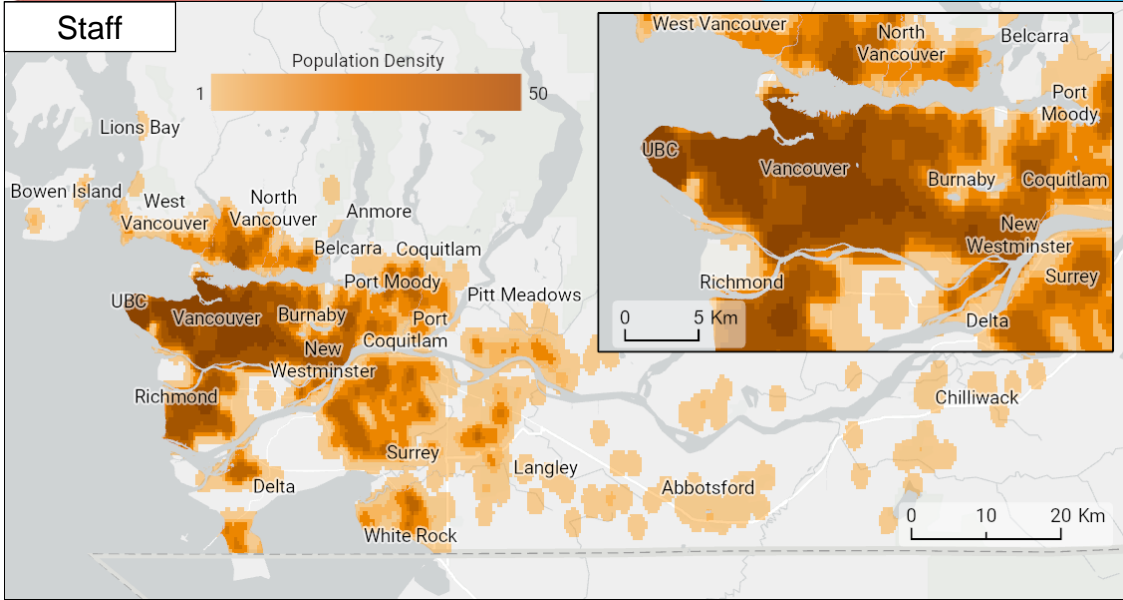
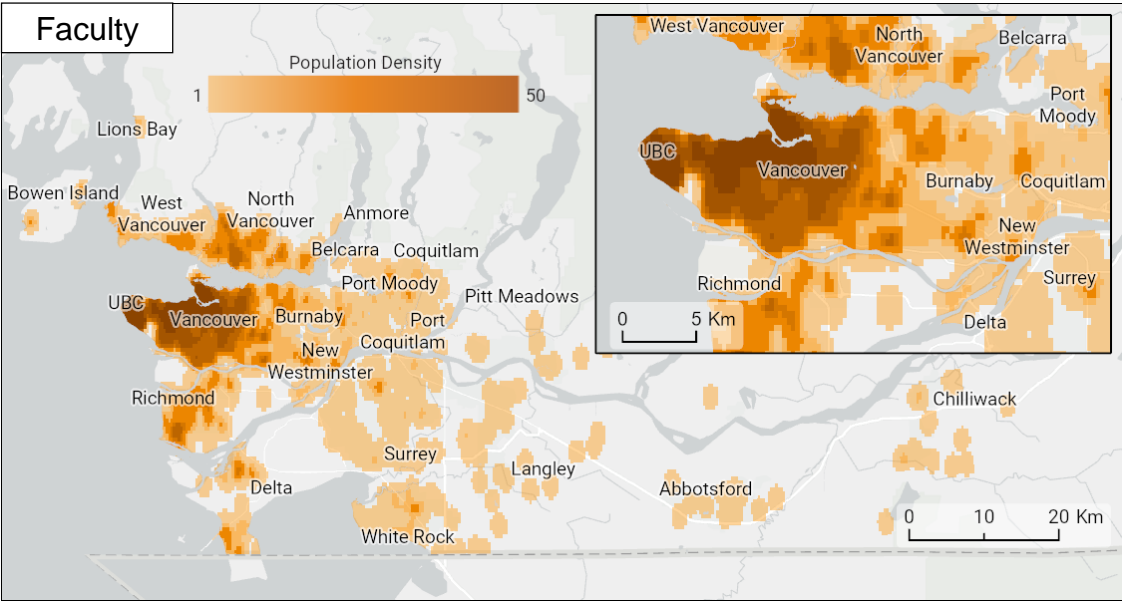


Defining Affordability

- Housing costs are no more than 30% of a household's before-tax income (including rent, strata fees, property taxes, and utilities)
- UBC challenges
 - We don't have access to household income data
 - Many students have limited household income
 - Higher-income households may spend more and not be in housing need
- Housing Action Plan focuses on **housing choice and affordability**



Where UBC Lives



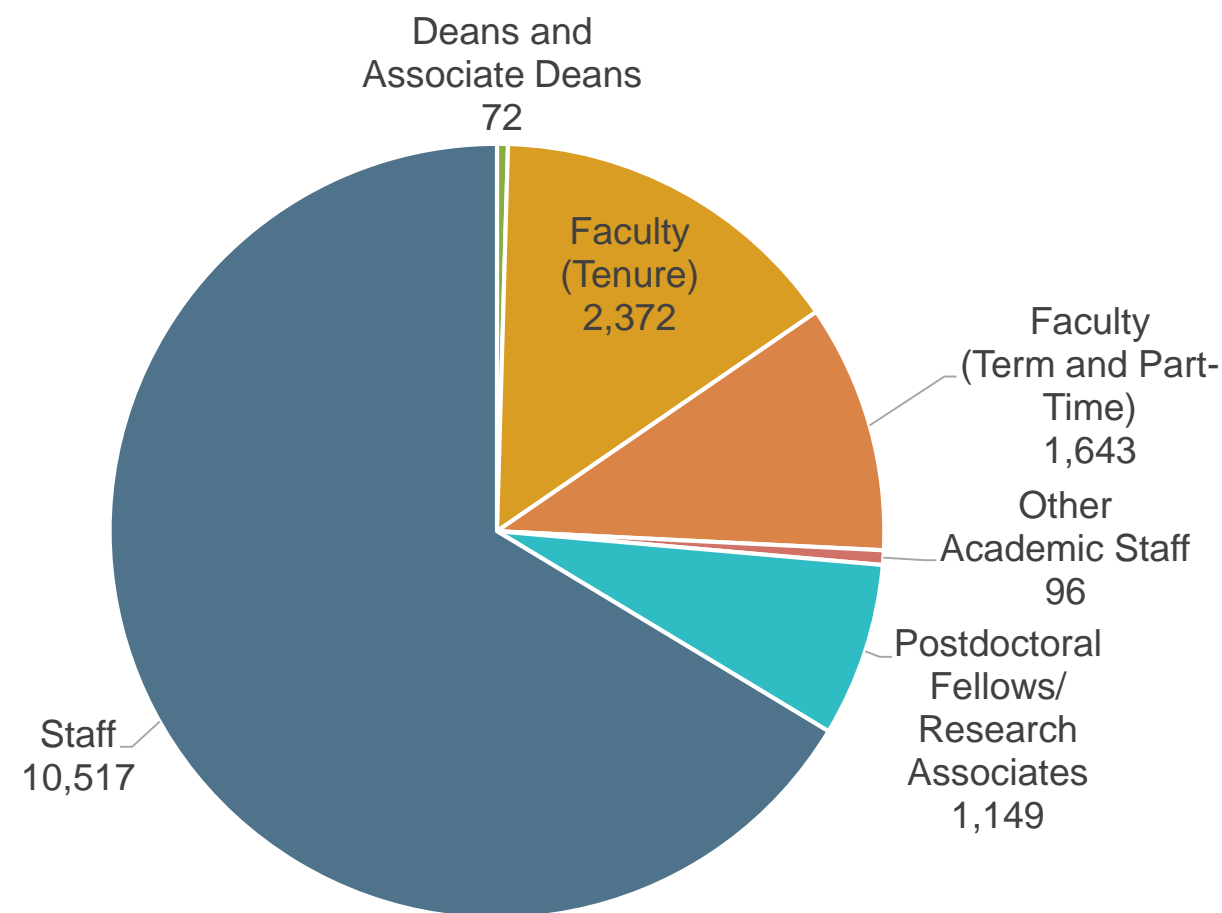
Faculty & Staff Demographics

Indicator	Faculty	Staff	Metro Vancouver
Full-time / part-time	80% / 20%	90% / 10%	-
Men	54%	36%	49%
Women	44%	57%	51%
Identifying as trans	0.7%	0.8%	0.2% (Canada)
Median age	50	40	41
Indigenous identity	1.5%	1.8%	2.5%
Visible minority	19%	34%	49%
Persons with disabilities	7%	7%	21%
Identifying as LGTS	6%	7%	4% (Canada)
Median salary	\$135,000	\$63,000	\$40,800



Note: Faculty includes Deans, Associate Deans, Faculty Tenure and Term/Part-Time; Staff includes Staff, Other Academic Staff, and Postdoctoral Fellows and Research Associates.
Data Source: Data Source: PAIR Faculty and Staff Demographics (2022)

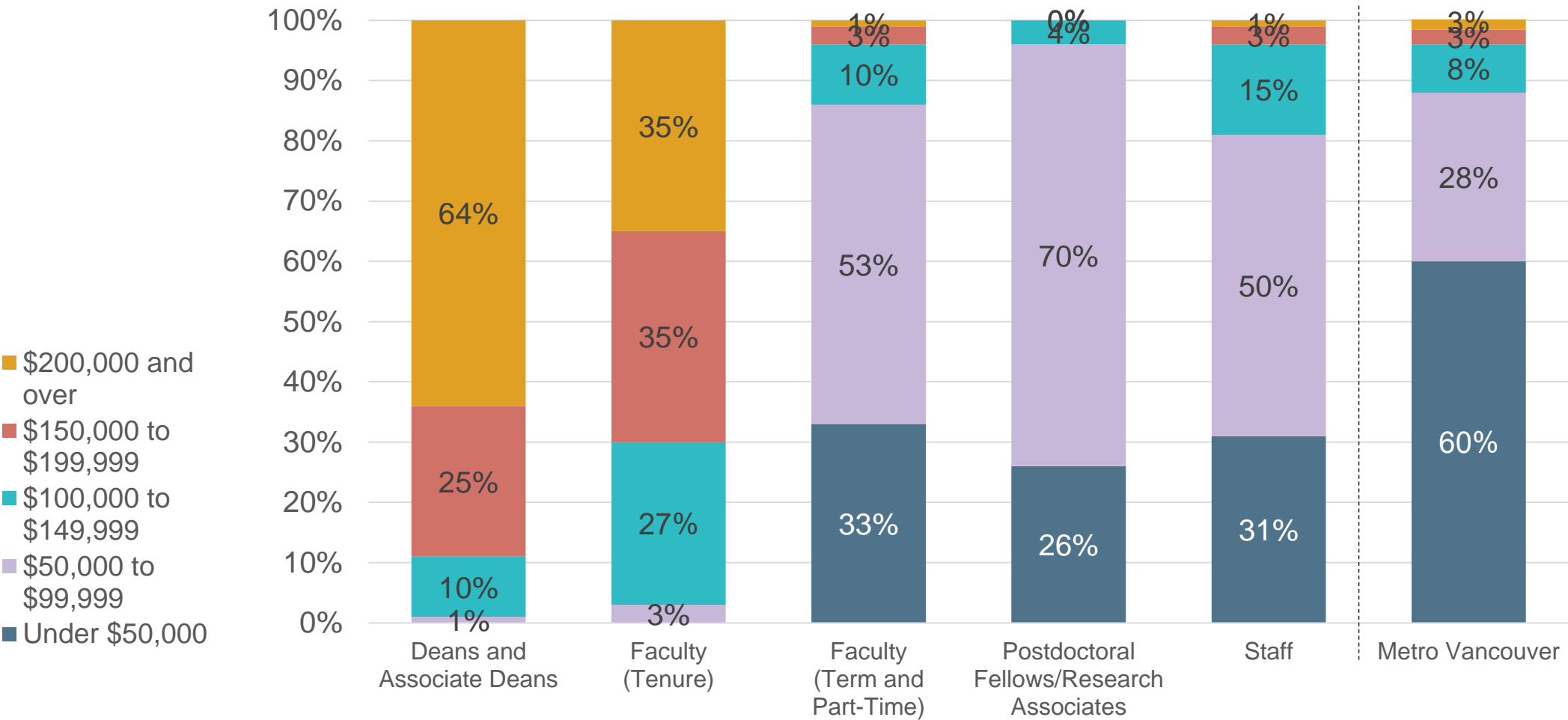
Faculty & Staff Groups



Data Source: PAIR Faculty and Staff Demographics (2022)



Faculty & Staff Incomes

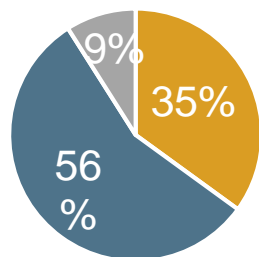


*Note: Metro Vancouver salaries bands did not specify those over \$200,000; salaries above \$150,000 were split between the top two categories as a proxy.
Data Source: Data Source: PAIR Faculty and Staff Demographics (2022), Metro Vancouver (2020)*

Housing Affordability

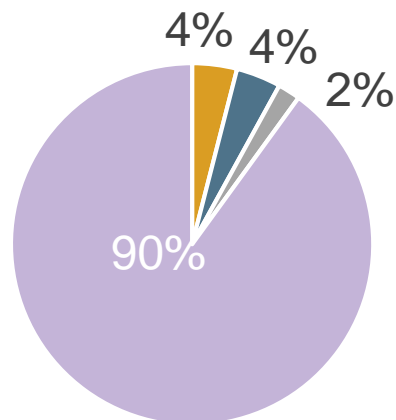
Who Rents at UBC

Faculty and Staff Rental



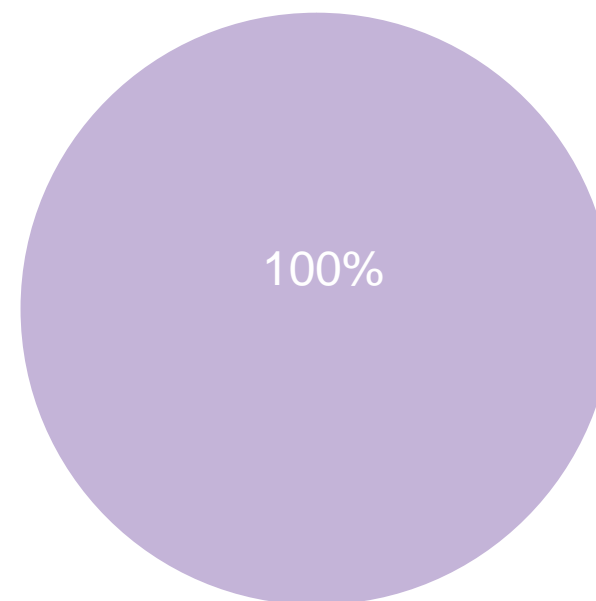
2,000 people

University Rental (Market)



2,300 people

Student Housing



13,500 people

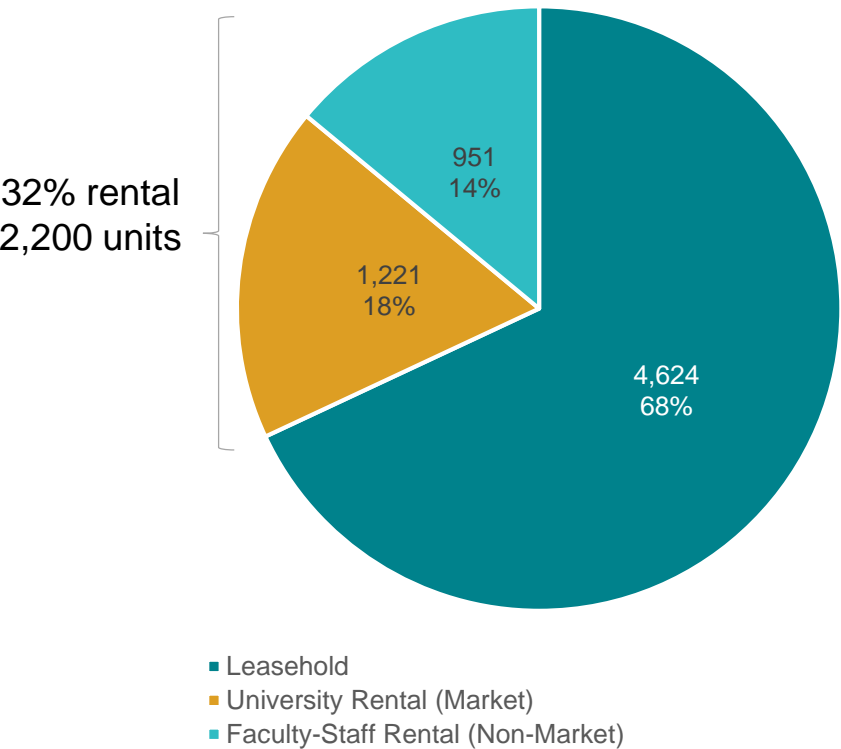
■ Faculty ■ Staff ■ Affiliates ■ Students

Note: Population estimates from UBC Housing database. University Rental occupants reflect an estimate based on UBCPT data.

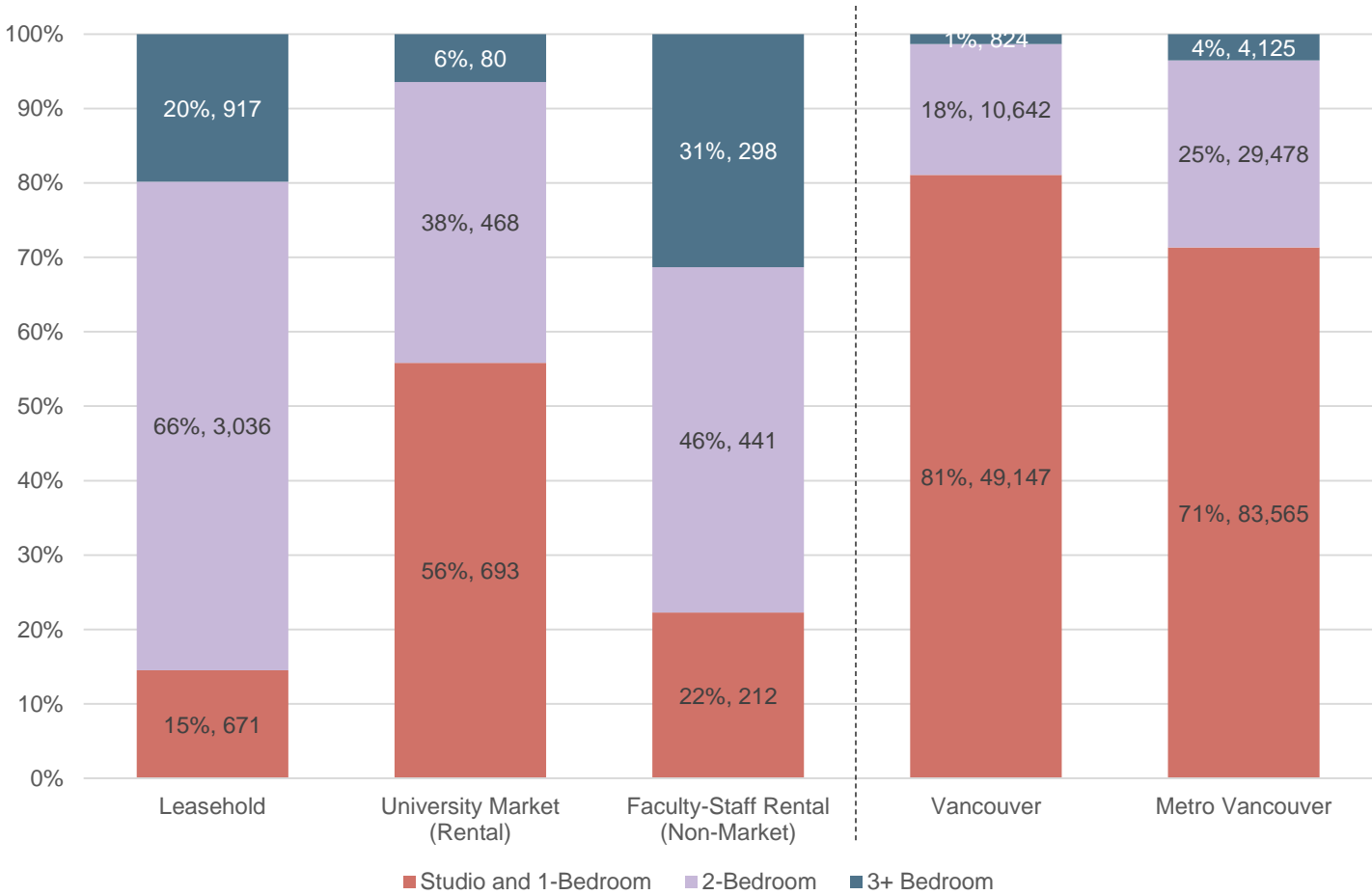
Housing Inventory

UBC Neighbourhood Housing

Units by Tenure



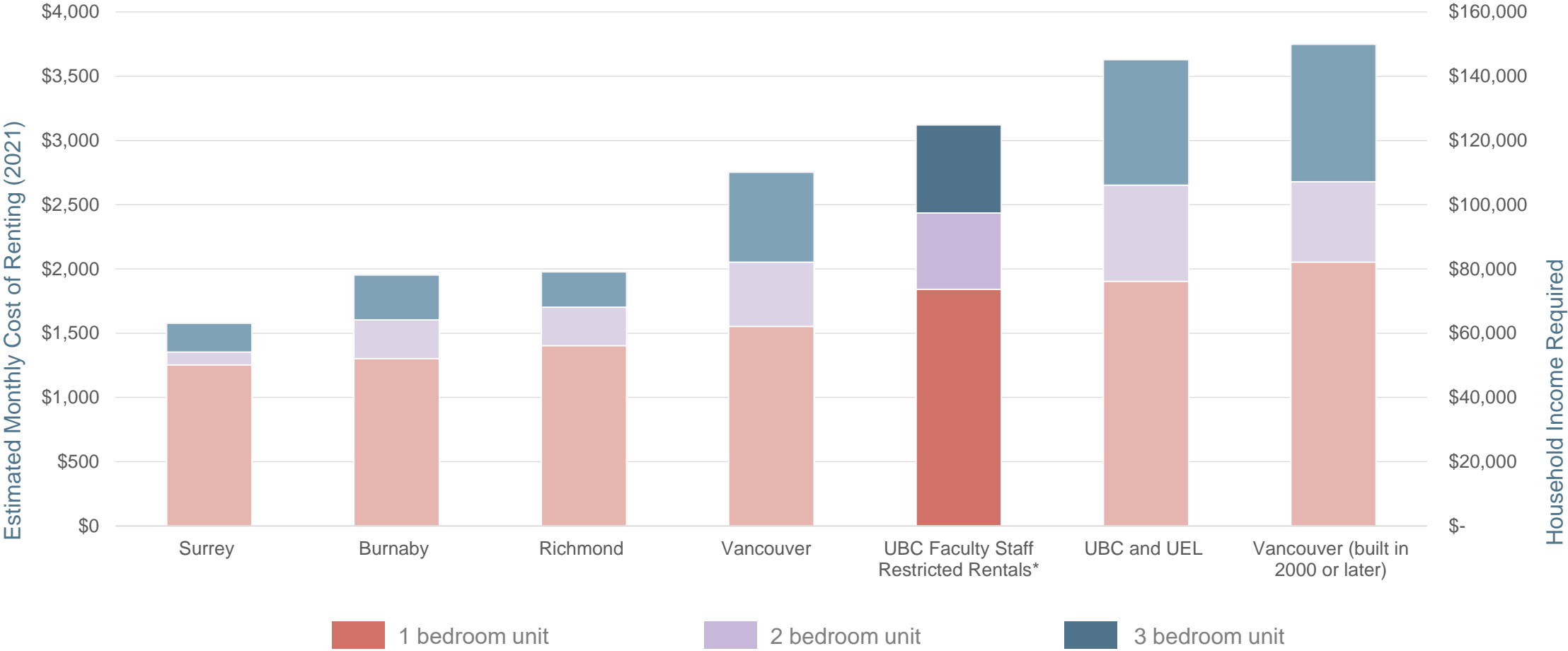
Units by Tenure and by Bedroom Type



Data Source: UBC Housing Database (2022)

Housing Affordability

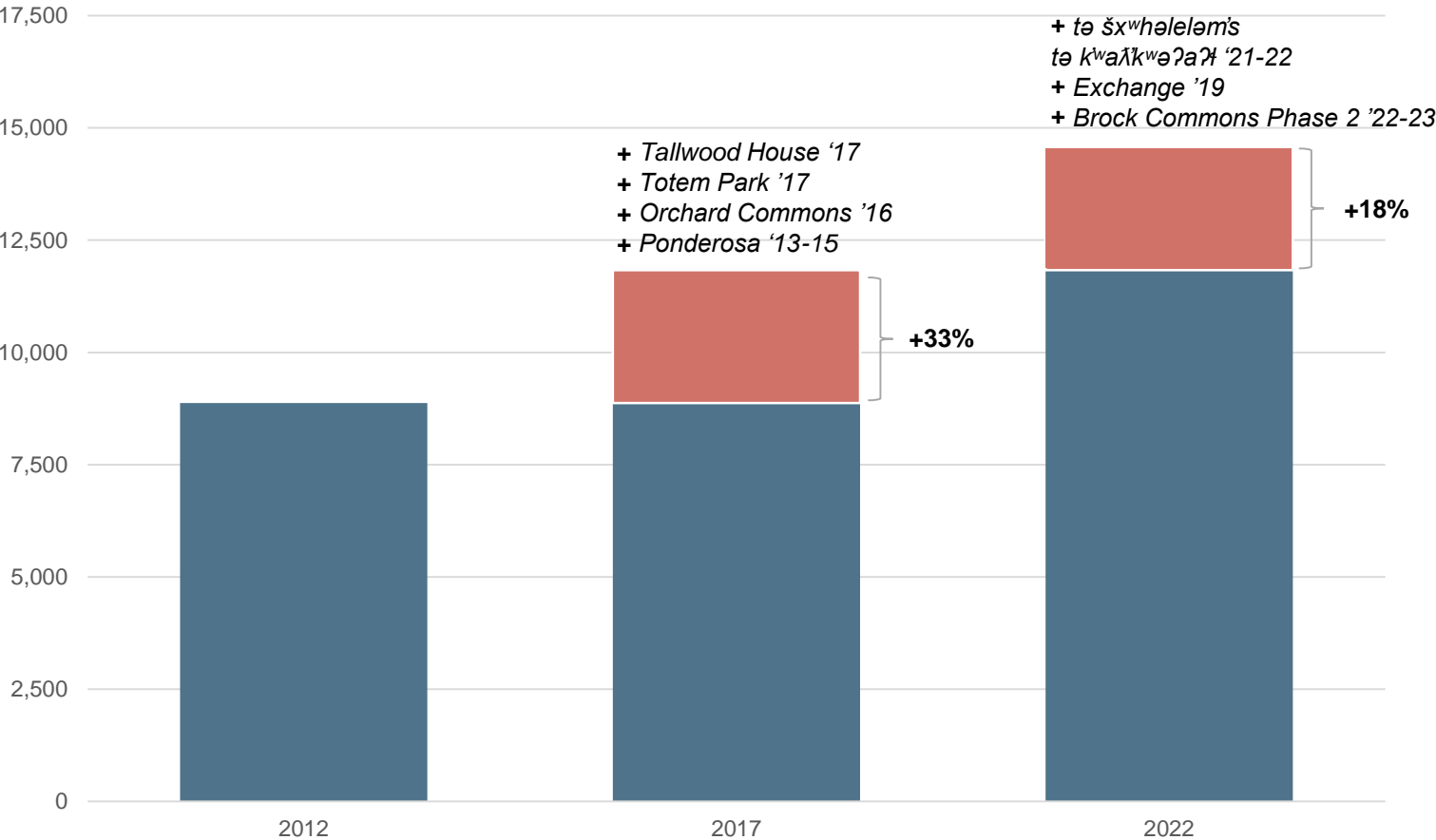
Required Household Incomes



Notes: *UBC Faculty Staff Restricted Rentals include the average taxable benefit. Household income required is calculated based on spending no more than 30% on housing.
Data Source: UBC Faculty and Staff Housing Needs Assessment and Programs Review, Figures 30, 31 and 32, pages 68-69.

Housing Inventory

Student Housing



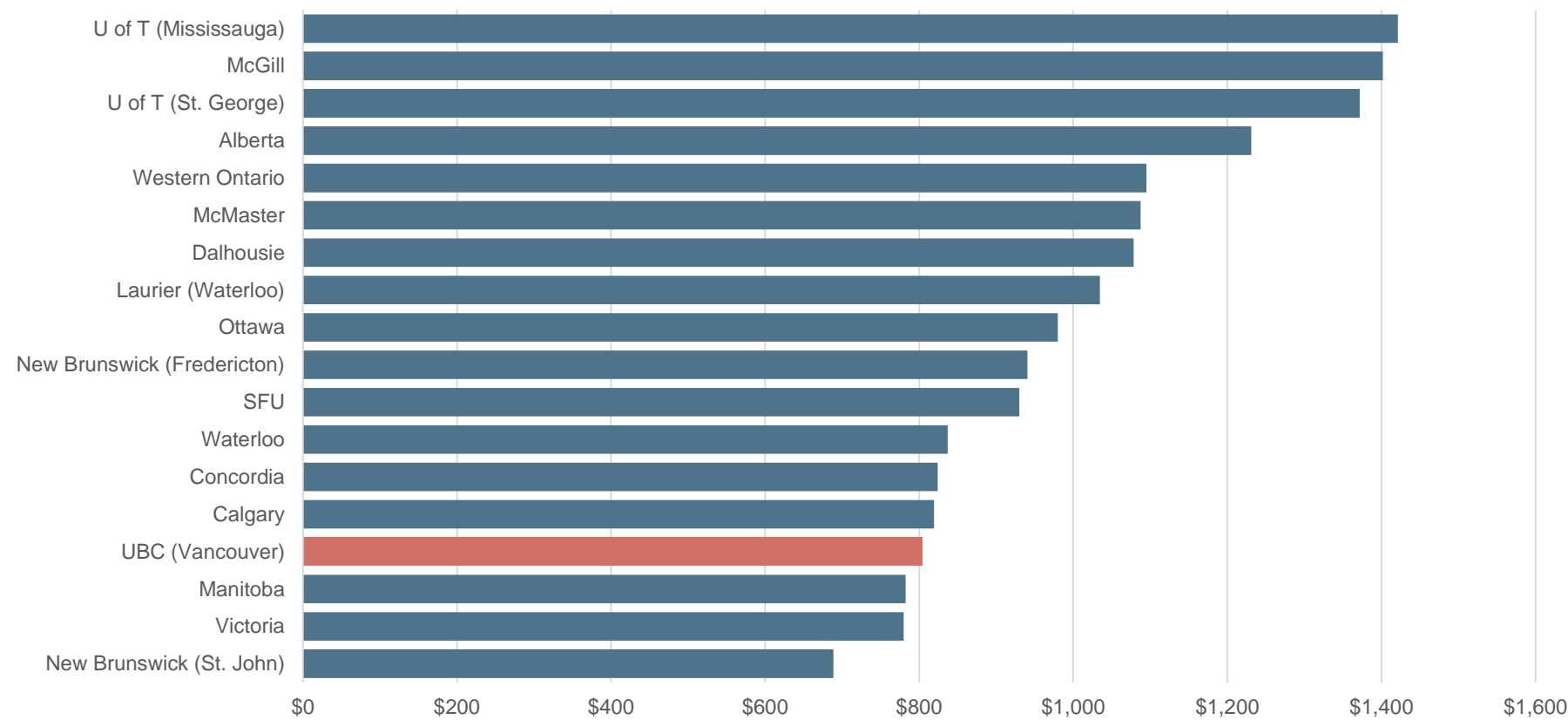
Data Source: UBC Housing Database (2022)



Housing Affordability

Student Housing

Rent Comparison – Comparator Universities, Traditional Single (Dorms)

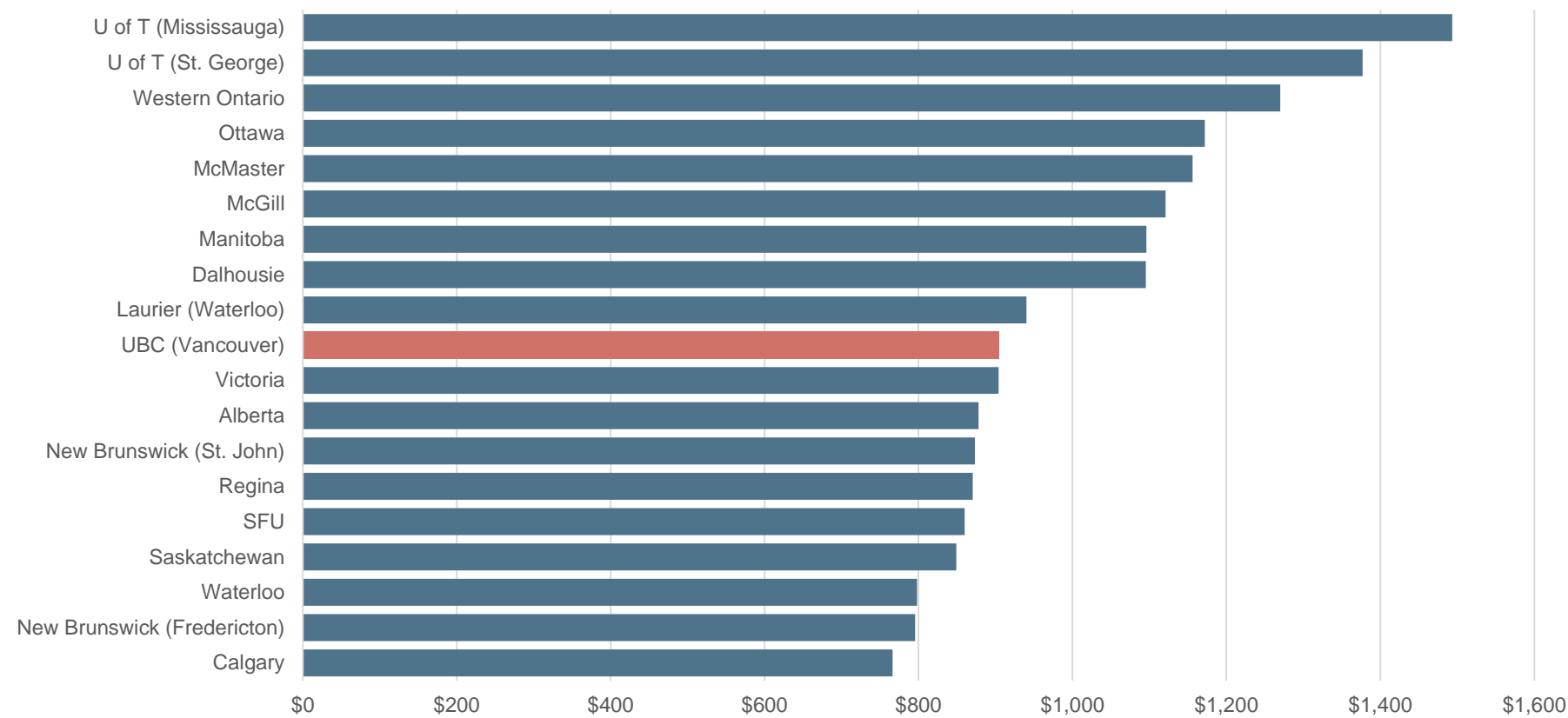


Data Source: SHCS desktop review of publicly available data from the 2021-22 academic year.

Housing Affordability

Student Housing

Rent Comparison – Comparator Universities, Suite Style

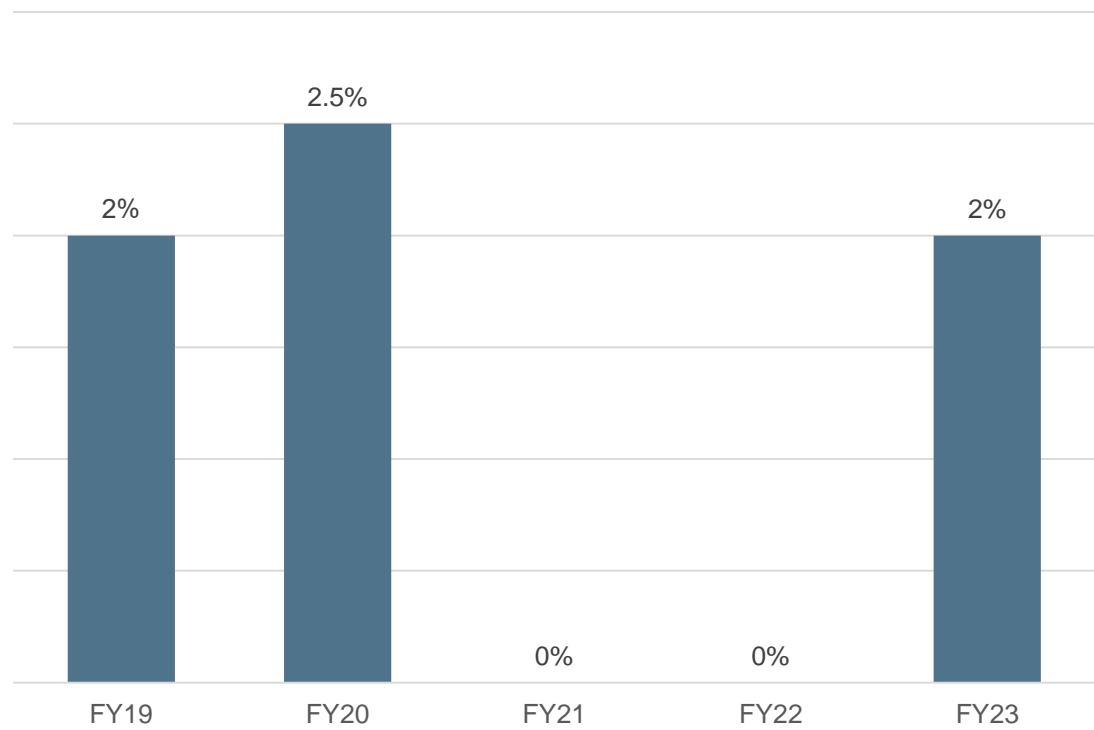


Data Source: SHCS desktop review of publicly available data from the 2021-22 academic year.

Housing Affordability

Student Housing

Rent Rate Change (Last 5 Years)



Illustrative Examples:

Traditional Residence
2019-2022 Rent Increase

\$8/month

rent increase (1.5%) from \$536 (2019) to \$544 (2022) for a single room

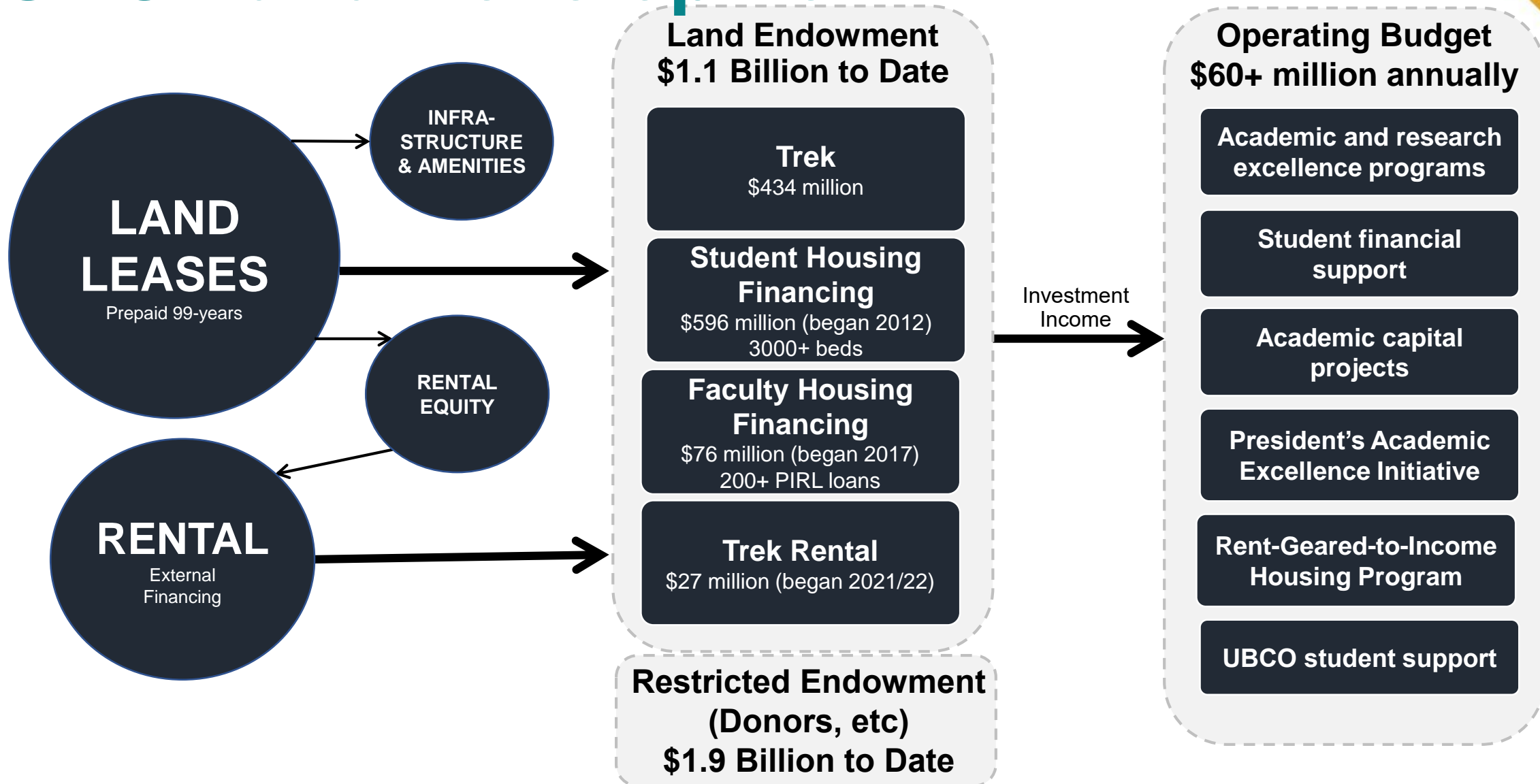
Suite Style Residence
2019-2022 Rent Increase

\$12/month

rent increase (2%) from \$603 (2019) to \$615 (2022) for a single room

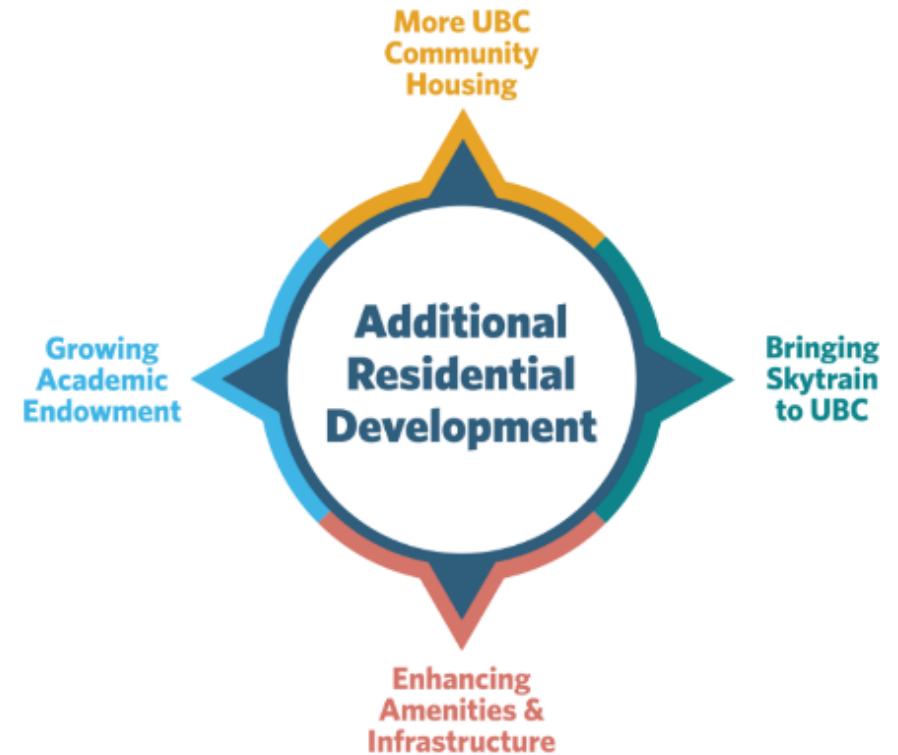
Note: FY23 and FY19 had variable rate increases across properties that averaged to 2%.
Data Source: SHCS

UBC Land Development



Campus Vision 2050 Opportunities

- Up to 20% increase in neighbourhood growth grows the total amount for UBC's strategic priorities, including more housing
- Balancing priorities:
 - Ensuring enough lease revenue for at least 3,330 student beds in ten years
 - Providing financing for rental, faculty ownership programs
 - Maximizing rental housing to increase housing choice and affordability





Discussion: **Early HAP Policy Directions**

More Rental Choice

- More below-market and market university rental housing on campus, balanced with demand and financial viability



More Rental Choice

- Permanent Rent-Geared-to-Income program with expanded eligibility
- Other campus employees eligible for rental housing (e.g. hospital, school, retail, etc.)
- Minimum commitments to family-sized rental housing
- Regional housing opportunities for the UBC community (Surrey, SkyTrain extension, partnerships, Great Northern Way, etc.)
- Explore a new Affordable Housing Endowment to fund housing priorities



Attainable Ownership

- Innovative partnerships for on-campus faculty/staff home ownership (e.g. BC Housing)
- Resolve the provincial REDMA barriers to on-campus ownership programs; review the HAP when this is successful
- Expanded on- and off-campus faculty home ownership options (Prescribed Interest Rate Loans, continued Down Payment Assistance program)



Student Housing

- At least 3,300 new student housing beds in the next ten years
- Identifying ways to deliver more beds, subject to demand, siting and financing, including a demand assessment when SkyTrain comes to campus
- Continuing current policies on student rental rates, unit sizes, and provincial advocacy
- Advancing advocacy to enable student housing borrowing; leading a HAP review when this is successful



Implementation

- IBPOC prioritization for housing programs, connected to recruitment and retention needs
- Continuing five-year reviews and BOG reporting
- Improving program administration and communications



Questions / Discussion

- To what extent do you support the early HAP policy directions?
- What do you like about them, what resonated with you?
- What don't you like about them?
- Do they meet your needs/what is missing?
- What could go further?

Next Steps

The background features a large, abstract composition of overlapping shapes. On the left, a dark teal shape curves upwards. In the center, a bright blue shape overlaps with a lighter blue shape above it. On the right, a large orange shape is visible, with a light purple shape overlapping its bottom edge.

Upcoming CAC Topics

Phase	Vision and HAP Initial Ideas	Draft Vision, Key LUP and HAP Recommendations	Final Vision, Draft LUP and HAP	10-Year Campus Plan
Timing	July - Sept. 2022	Oct. – Early Feb. 2023	Feb - May 2023	June 2023 – June 2024
Types of input	<p>July 14</p> <ul style="list-style-type: none"> – Input on charrette outputs to inform better alignment with 7 guiding principles and supporting strategies; input to feed into the development of options to be presented in late September/early October – Review/input on fall engagement approach <p>August 18</p> <ul style="list-style-type: none"> – Review/input on fall engagement approach – Preview emerging big ideas, choices and trade-offs for the Draft Vision <p>September 13</p> <ul style="list-style-type: none"> – Preview fall engagement materials, including big ideas, choices, and initial HAP policy ideas 	<p>October</p> <ul style="list-style-type: none"> – Overview of the HAP process and housing at UBC – Share preliminary findings from HAP consultant studies <p>November</p> <ul style="list-style-type: none"> – Share what we heard from fall engagement – Review/discuss initial thinking on Draft Vision and types of potential Land Use Plan policy changes (e.g. new land use boundaries, building heights, densities, open space amounts and connectivity) <p>December</p> <ul style="list-style-type: none"> – Review approach for January/February engagement on Draft Vision and HAP directions <p>January</p> <ul style="list-style-type: none"> – Review early engagement feedback on Draft Vision and HAP recommendations – Review draft key Land Use Plan recommendations 	<p>February</p> <ul style="list-style-type: none"> – Review/comment on Draft Final Vision document – Review/comment on Draft Land Use Plan – Review/comment on Draft Final HAP <p>March</p> <ul style="list-style-type: none"> – TBD, Public Hearing on Draft Land Use Plan in April <p>April</p> <ul style="list-style-type: none"> – TBD <p>May</p> <ul style="list-style-type: none"> – Review public hearing feedback and any changes to Draft Final Land Use Plan in advance of being presented to the Board of Governors 	<p>TBD</p> <ul style="list-style-type: none"> – Initial input on engagement and technical planning approach for 10-Year Campus Plan – Ongoing input/review of planning and engagement materials to support development of 10-Year Campus Plan

Upcoming Resources

- Faculty Staff Housing Needs Assessment
- Faculty Staff Programs Evaluation
- CV2050 Financial Model Findings

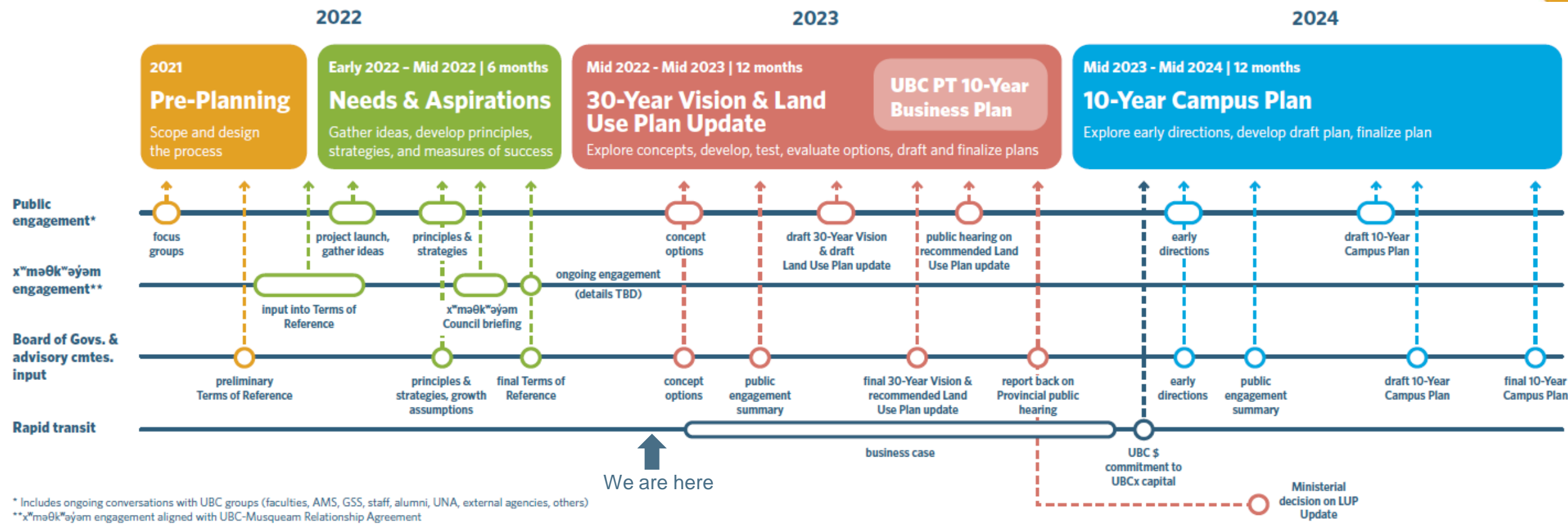


Upcoming Process

Winter 2022/2023	Develop and engage on Draft Vision, Draft Land Use Plan, HAP recommendations
Spring 2023	Finalize Draft Vision, necessary amendments to Draft Land Use Plan, and Draft HAP for Board endorsement
	Public Hearing on Draft Land Use Plan
Summer/Fall 2023	Submit recommended Land Use Plan amendment to Province for approval
June 2023 – Dec 2024	10-Year Campus Plan, supporting area plans, guidelines and policies (for Board approval)



Look Ahead: CV2050 Timeline





Thank you!



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