

# Housing Action Plan 10-Year Review:

Last updated: September 22, 2022

## Background Information

The following information is a selection of draft background analysis on UBC faculty, staff and students—including UBC’s demographics, housing stock, and market trends relative to the region—being developed in support of the HAP 10-Year Review. This information includes a subset of material prepared by third-party consultants for the UBC Faculty Staff Needs Assessment. The Assessment is currently underway as part of the HAP 10-Year Review, with expected completion in late 2022.

*Further information, including the final Needs Assessment report, will be made available on the Campus Vision 2050 website later this year.*

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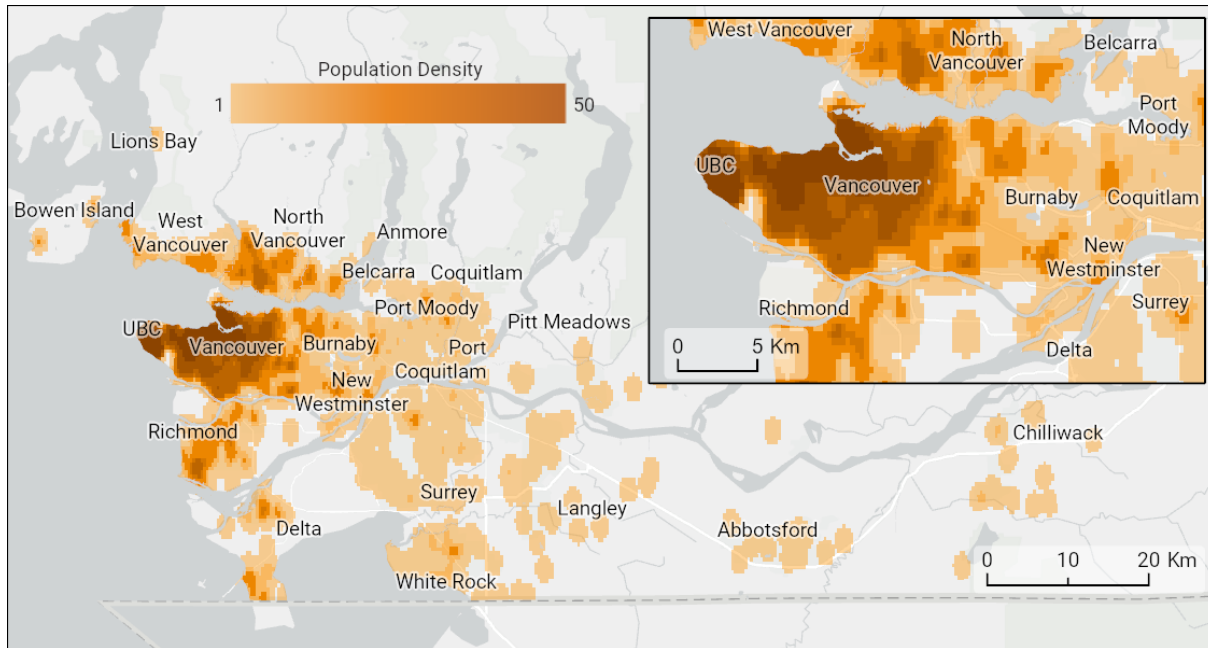
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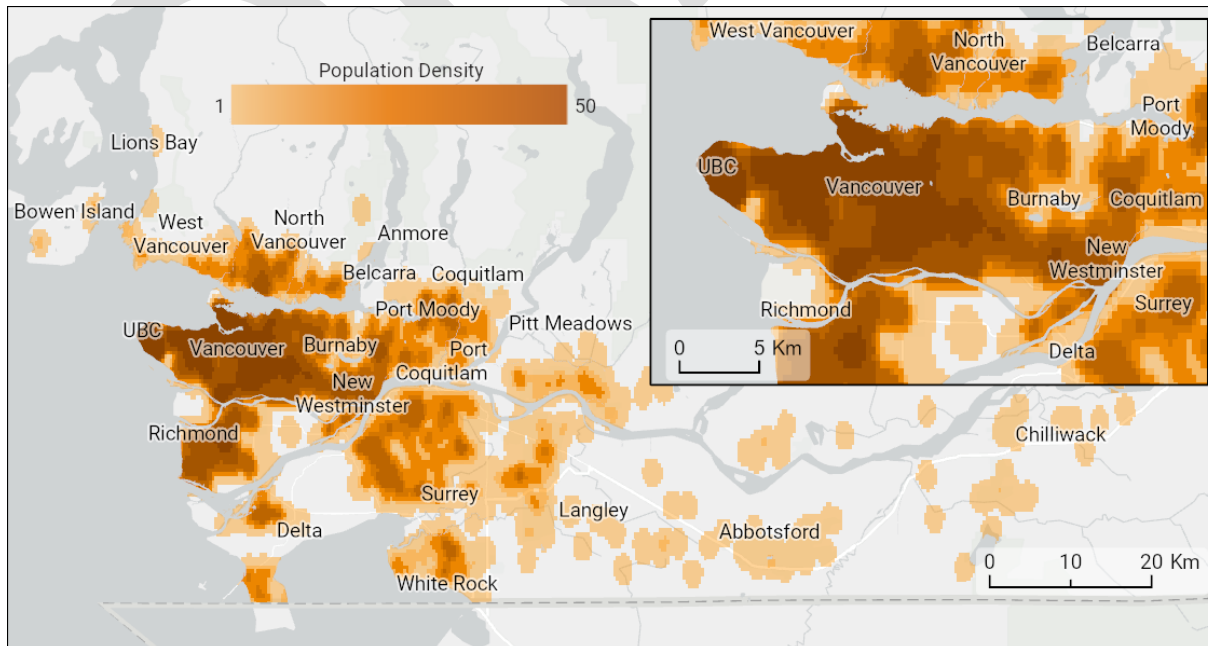
# UBC Community Demographics

Where UBC faculty, staff and students live, along with a high-level demographic summary of faculty and staff.

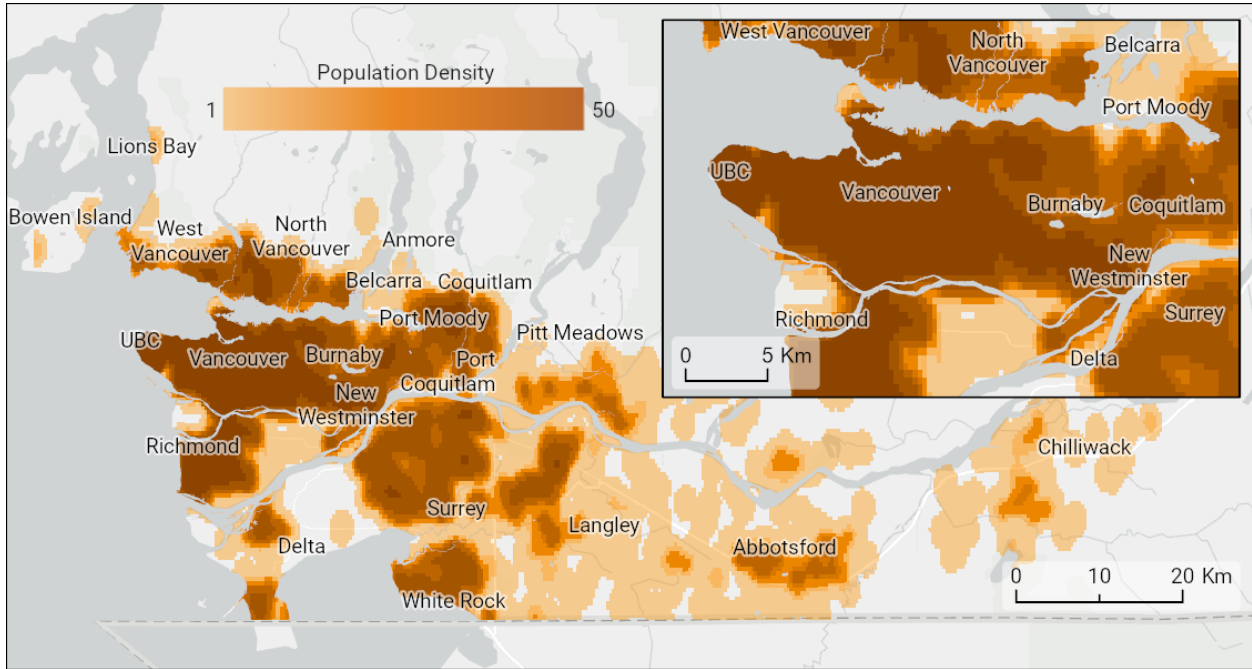
**Figure 1: Where Faculty Live (2022)**



**Figure 2: Where Staff Live (2022)**

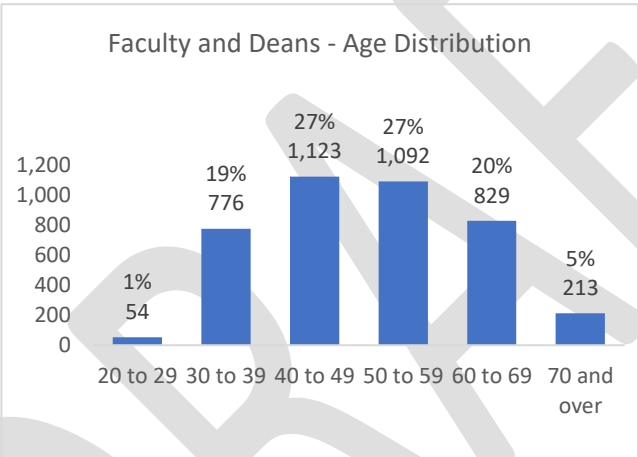


**Figure 3: Where Students Live (2022)**



**Table 1: Faculty & Deans Demographic Summary**

This category includes dean, associate dean, tenure stream faculty and term / part-time faculty positions.

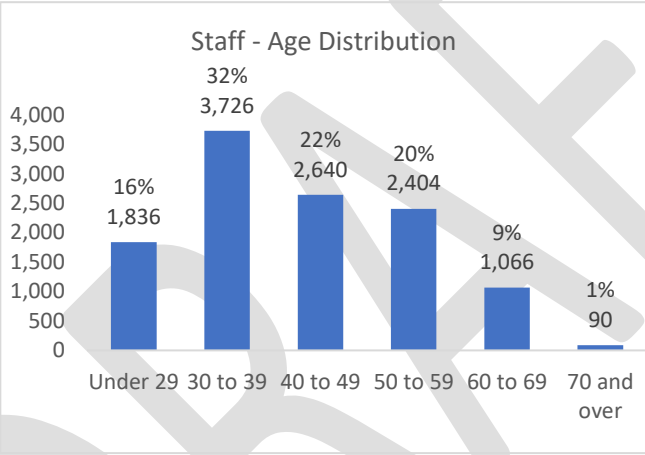
Category	<b>UBC</b> <i>Source: UBC Planning and Institutional Research (data may be from years 2019-2022)</i> <i>Note: Equity-related data is self-reported and should be considered an undercount.</i>	Comparisons																					
Total number of employees	<ul style="list-style-type: none"> <li>4,087</li> </ul>																						
Full-time / part-time	<ul style="list-style-type: none"> <li>80% / 20%</li> </ul>																						
Median age and age distribution	<ul style="list-style-type: none"> <li>Median age: 50</li> </ul>  <table border="1" data-bbox="381 781 1015 1234"> <caption>Faculty and Deans - Age Distribution</caption> <thead> <tr> <th>Age Group</th> <th>Number of Employees</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>20 to 29</td> <td>54</td> <td>1%</td> </tr> <tr> <td>30 to 39</td> <td>776</td> <td>19%</td> </tr> <tr> <td>40 to 49</td> <td>1,123</td> <td>27%</td> </tr> <tr> <td>50 to 59</td> <td>1,092</td> <td>27%</td> </tr> <tr> <td>60 to 69</td> <td>829</td> <td>20%</td> </tr> <tr> <td>70 and over</td> <td>213</td> <td>5%</td> </tr> </tbody> </table>	Age Group	Number of Employees	Percentage	20 to 29	54	1%	30 to 39	776	19%	40 to 49	1,123	27%	50 to 59	1,092	27%	60 to 69	829	20%	70 and over	213	5%	<ul style="list-style-type: none"> <li>Median age: 40.8 <i>Metro Vancouver</i> <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></li> </ul>
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20 to 29	54	1%																					
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70 and over	213	5%																					
Gender	<ul style="list-style-type: none"> <li>Female: 44%</li> <li>Male: 54%</li> <li>Unknown: 1.7%</li> <li>Trans, transgender, gender-fluid, or analogous term: 0.7%</li> </ul> <p><i>Note: HR Data on gender and Employee Survey Data on trans identity are not integrated. The gender or sex identity may not correspond with an employee's sex at birth or gender identity depending on a variety of different life experiences. An employee may also identify as female or male, as well as trans.</i></p>	<ul style="list-style-type: none"> <li>Men+: 49%</li> <li>Women+: 51% <i>Metro Vancouver</i> <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></li> <li>Trans*: 0.2% <i>Canada</i> <i>(Statistics Canada. A statistical portrait of Canada's diverse LGBTQ2+ communities)</i></li> </ul>																					
Indigenous identity	<ul style="list-style-type: none"> <li>1.5%</li> </ul> <p><i>Note: The Employee Survey uses "Aboriginal." Indigenous is preferred in most cases and the 2021 Census uses Indigenous as an identifier.</i></p>	<ul style="list-style-type: none"> <li>2.5% <i>Metro Vancouver</i> <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></li> </ul>																					

Visible minority	<ul style="list-style-type: none"> <li>• 19%</li> </ul>	<ul style="list-style-type: none"> <li>• 49%</li> </ul> <p><i>Metro Vancouver</i> (Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</p>
Persons with disabilities	<ul style="list-style-type: none"> <li>• 7%</li> </ul>	<ul style="list-style-type: none"> <li>• 21%</li> </ul> <p><i>British Columbia</i> (Source: Statistics Canada, 2019 Persons with and without disabilities aged 15 years and over, census metropolitan areas – Table 13-10-0750-01.)</p>
Lesbian, gay, Two Spirit, or analogous	<ul style="list-style-type: none"> <li>• 6%</li> </ul>	<ul style="list-style-type: none"> <li>• 4%</li> </ul> <p><i>Canada</i> (Source: Statistics Canada. A statistical portrait of Canada's diverse LGBTQ2+ communities, 2018.)</p>
Dependents under 25	<ul style="list-style-type: none"> <li>• Average: 1.6</li> <li>• Median: 2.0</li> </ul> <p><i>Note: Dependent Data was not provided by job category so this applies to all employees.</i></p>	<ul style="list-style-type: none"> <li>• Avg. # of children: 1.7</li> <li>• Avg. size of families: 2.8</li> <li>• Avg. household size: 2.5</li> </ul> <p><i>Metro Vancouver</i> (Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</p>

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**Table 2: Staff Demographic Summary**

This category includes all staff positions, postdoctoral fellows, and research associates.

Category	<b>UBC</b> <i>Source: UBC Planning and Institutional Research (data may be from years 2019-2022)</i> <i>Note: Equity-related data is self-reported and should be considered an undercount.</i>	Comparisons																					
Total number of employees	<ul style="list-style-type: none"> <li>11,762</li> </ul>																						
Full-time / part-time	<ul style="list-style-type: none"> <li>90% / 10%</li> </ul>																						
Median age and age distribution	<ul style="list-style-type: none"> <li>Median age: 40</li> </ul>  <table border="1" data-bbox="386 783 1027 1234"> <caption>Staff - Age Distribution</caption> <thead> <tr> <th>Age Group</th> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Under 29</td> <td>1,836</td> <td>16%</td> </tr> <tr> <td>30 to 39</td> <td>3,726</td> <td>32%</td> </tr> <tr> <td>40 to 49</td> <td>2,640</td> <td>22%</td> </tr> <tr> <td>50 to 59</td> <td>2,404</td> <td>20%</td> </tr> <tr> <td>60 to 69</td> <td>1,066</td> <td>9%</td> </tr> <tr> <td>70 and over</td> <td>90</td> <td>1%</td> </tr> </tbody> </table>	Age Group	Count	Percentage	Under 29	1,836	16%	30 to 39	3,726	32%	40 to 49	2,640	22%	50 to 59	2,404	20%	60 to 69	1,066	9%	70 and over	90	1%	<ul style="list-style-type: none"> <li>Median age: 40.8</li> </ul> <p><i>Metro Vancouver</i>  <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></p>
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60 to 69	1,066	9%																					
70 and over	90	1%																					
Gender Identity	<ul style="list-style-type: none"> <li>Female: 57%</li> <li>Male: 36%</li> <li>Unknown: 6%</li> <li>Trans, transgender, gender-fluid, or analogous term: 0.8%</li> </ul> <p><i>Note: HR Data on gender and Employee Survey Data on trans identity are not integrated. The gender or sex identity may not correspond with an employee's sex at birth or gender identity depending on a variety of different life experiences. An employee may also identify as female or male, as well as trans.</i></p>	<ul style="list-style-type: none"> <li>Men+: 49%</li> <li>Women+: 51%</li> </ul> <p><i>Metro Vancouver</i>  <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></p> <ul style="list-style-type: none"> <li>Trans*: 0.2%</li> </ul> <p><i>Canada</i>  <i>(Statistics Canada. A statistical portrait of Canada's diverse LGBTQ2+ communities)</i></p>																					
Indigenous identity	<ul style="list-style-type: none"> <li>1.8%</li> </ul> <p><i>Note: The Employee Survey uses "Aboriginal." Indigenous is preferred in most cases and the 2021 Census uses Indigenous as an identifier.</i></p>	<ul style="list-style-type: none"> <li>2.5%</li> </ul> <p><i>Metro Vancouver</i>  <i>(Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></p>																					

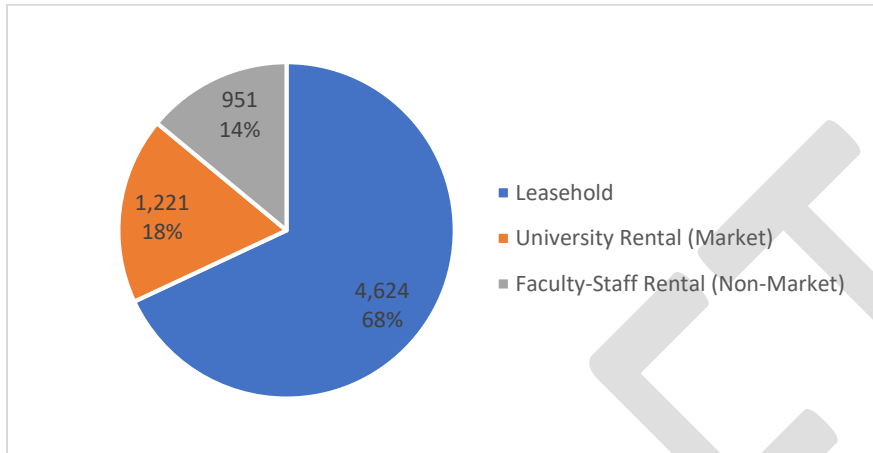
Visible minority	<ul style="list-style-type: none"> <li>• 34%</li> </ul>	<ul style="list-style-type: none"> <li>• 49%</li> </ul> <p><i>Metro Vancouver (Source: Statistics Canada, 2021 Census Profile, Greater Vancouver, BC.)</i></p>
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Lesbian, gay, Two Spirit, or analogous	<ul style="list-style-type: none"> <li>• 7%</li> </ul>	<ul style="list-style-type: none"> <li>• 4%</li> </ul> <p><i>Canada (Source: Statistics Canada. A statistical portrait of Canada's diverse LGBTQ2+ communities, 2018.).</i></p>
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# Housing Stock Summary

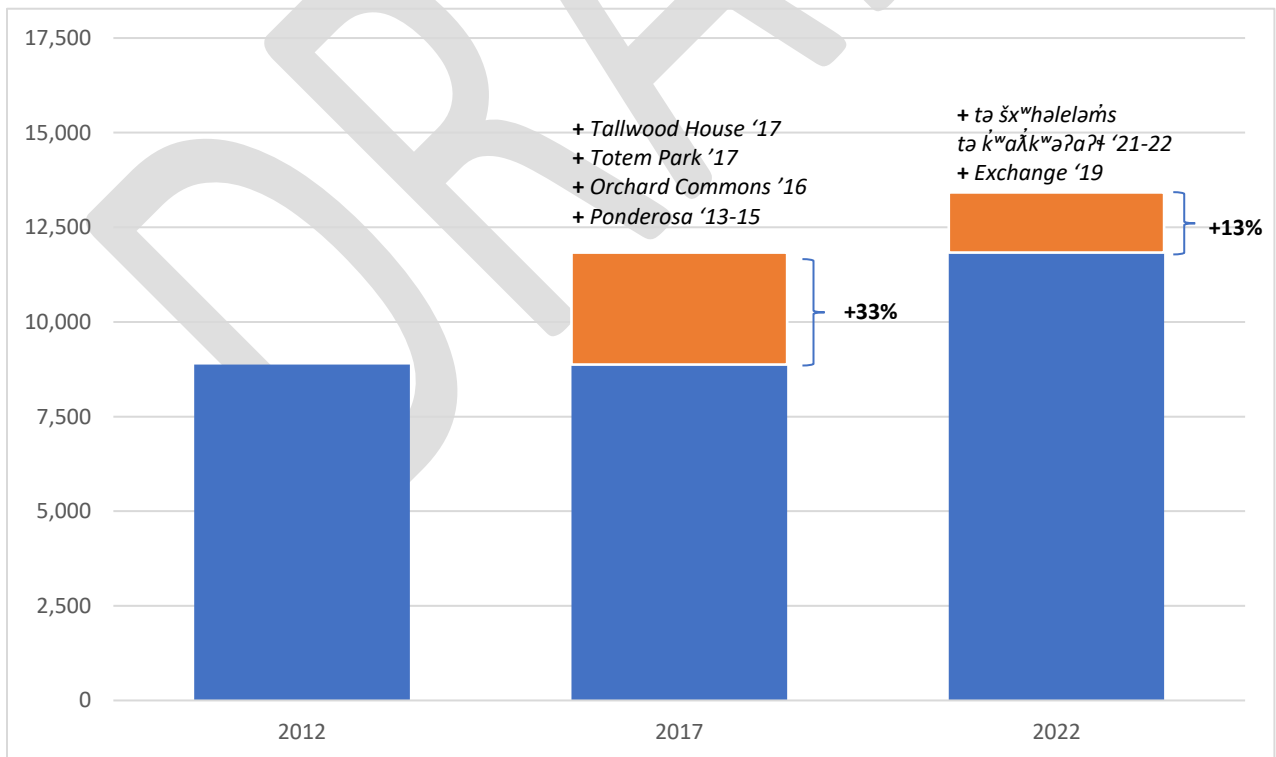
UBC neighbourhood housing stock by tenure and bedroom type.

**Figure 4: UBC Neighbourhood Housing Stock (Units) by Tenure (2022)**



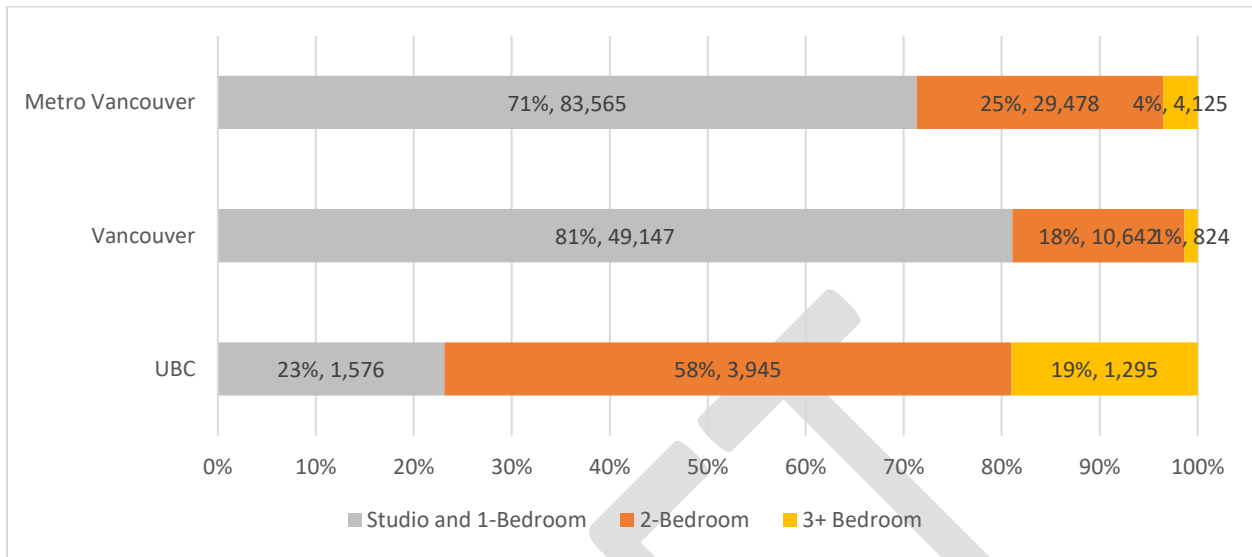
Source: UBC Housing Database (2022); built as of August 2022.

**Figure 5: UBC Student Housing Stock (Beds) (2022)**



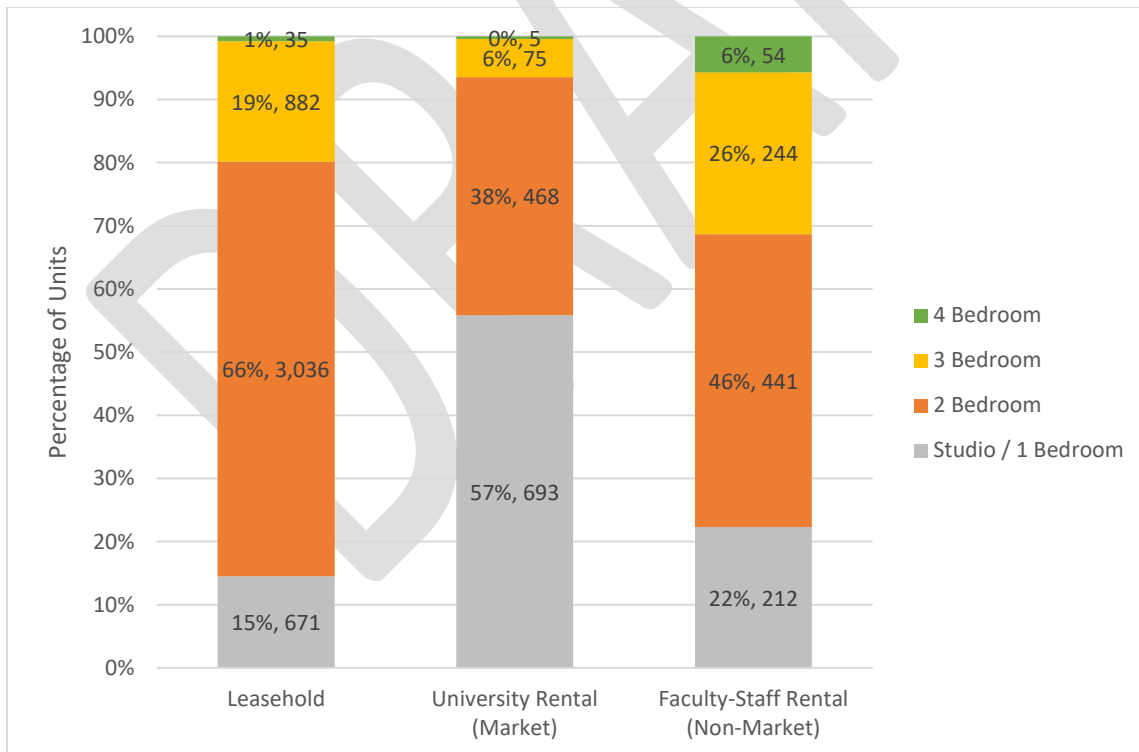


**Figure 6: UBC, Vancouver and Metro Vancouver Rental Stock (Units) by Bedroom Type (2022)**



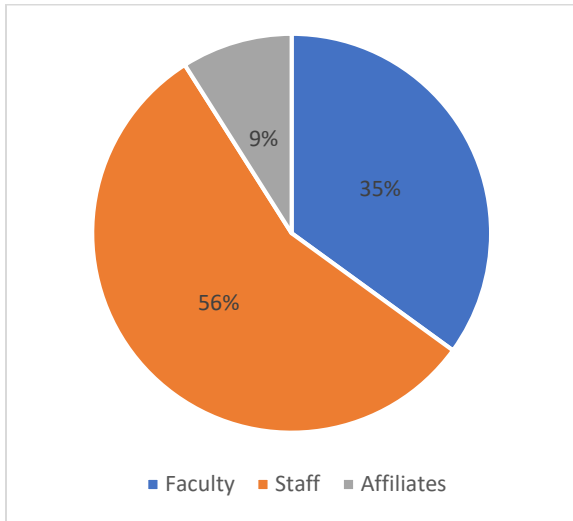
Source: UBC Housing Database (2022) and CMHC (2021); UBC built as of August 2022 and CMHC counts as of October 2021.

**Figure 7: UBC Neighbourhoods Housing Units by Tenure and by Bedroom Type (2022)**



Source: UBC Housing Database (2022)

**Figure 8: Faculty-Staff Rental (Non-Market) Occupants (2022)**



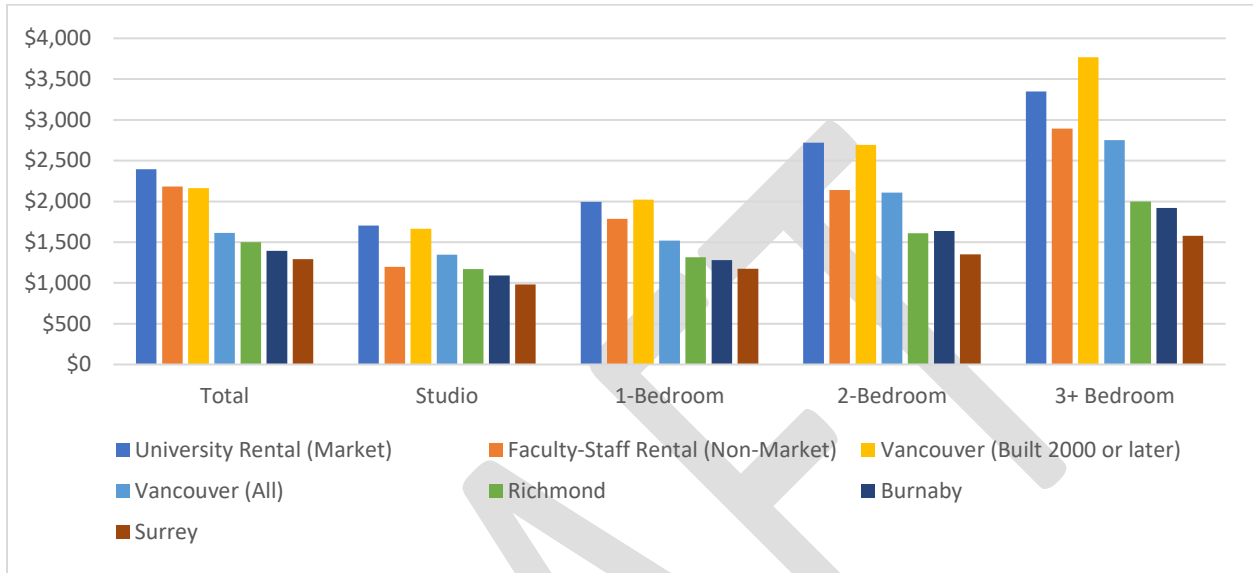
Source: UBC Human Resources (2022)

Note: Affiliates includes those working on campus that have ties to UBC but are not paid fully by the UBC or are not full time UBC employees. They include (but are not limited to) staff such as adjunct faculty, sessional lecturers, affiliate faculty, clinical faculty with less than 80% paid UBC appointment, visiting faculty, FP Innovations, TRIUMF, Mitacs, UBC Properties Trust, UNA, Vancouver Coastal Health.

## Market Summary

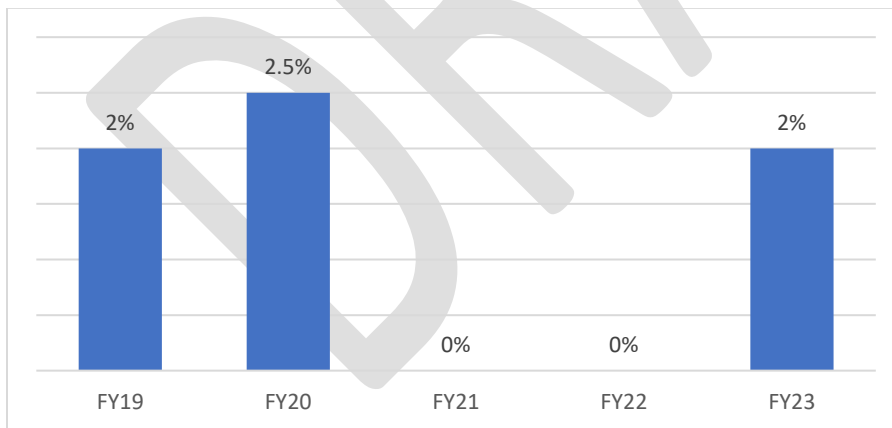
UBC neighbourhood and student housing rent and ownership costs.

**Figure 9: Average Neighbourhood Rents by Community and by Bedroom Type (2021)**



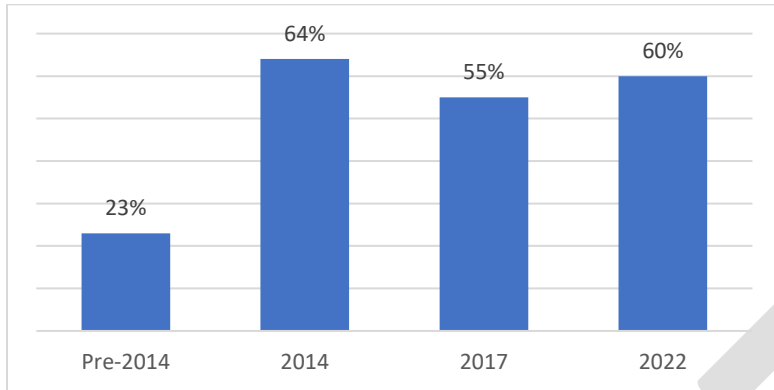
Source: CMHC and UBC Properties Trust, Wesbrook Properties Market Rental Rates Inventory, Village Gate Homes Rental Rates Inventory (2022).

**Figure 10: Student Housing Annual Rent Increases (FY2019-2023)**



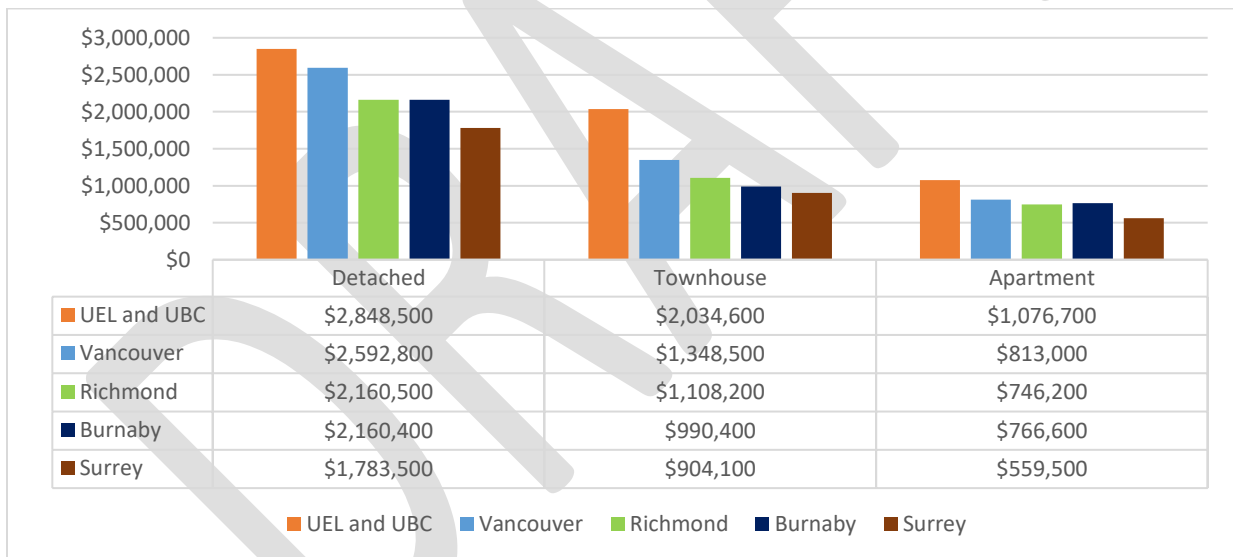
Source: UBC SHCS (2022); note that FY23 and FY19 had variable rate increases across properties that averaged to 2%.

**Figure 11: Percentage of Student Housing Units At or Below the Provincial Single Student Living Allowance (Pre-2014-2022)**



Source: UBC SHCS (2022); note the Provincial Single Student Living Allowance was \$592 before 2014, \$733 in 2014, \$851 in 2017, and \$934 in 2022.

**Figure 12: Home Price Index (HPI) by Housing Type (June 2022)**



Source: Real Estate Board of Greater Vancouver

Note: HPI benchmark prices take into consideration a set of housing features that can be compared year-to-year, and exclude extremely low or extremely high prices that may not be representative of the market overall. The HPI is considered to be a more accurate measure of housing price trends than median or average home sales prices, and provides insight into the realities homebuyers face in the housing market.

HPI data combines housing sales from UEL and UBC. However, in terms of housing distribution, UEL is primarily comprised of detached dwellings, while UBC is primarily comprised of multi-family dwellings (i.e., townhouses and apartments).