



Addressing Student Housing in Trying Times

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AGENDA

- Context setting – George Brown perspective
- Latest data and analysis from George Brown
- Break out groups - discussions
- Feedback
- Closing



canada.ca/en/immigration-refugees-citizenship/news/2024/01/canada-to-stabilize-growth-and-decrease-number-of-new-international...
 Government of Canada / Gouvernement du Canada
 Search IRCC
 MENU
 Canada.ca > Immigration, Refugees and Citizenship Canada > Newsroom
Canada to stabilize growth and decrease number of new international student permits issued to approximately 360,000 for 2024
 From: Immigration, Refugees and Citizenship Canada
News release
 January 22, 2024—Ottawa—International students enrich our communities and are a critical part of Canada's social, cultural and economic fabric. In recent years, the integrity of the international student system has been threatened. Some institutions have significantly increased their intakes to drive revenues, and more students have been arriving in Canada without the proper supports they need to succeed. Rapid increases in the number of international students arriving in Canada also puts pressure on housing, health care and other services. As we work to better protect

CBC | MENU
 NEWS | Top Stories | Local | Climate | World | Canada | Politics | Indigenous

Canada
International students say they want to study in Canada, but staying is a problem if they can't find housing
 f t e r in



Ottawa student
Ontario: student accommodation guarantee and no new public-private partnerships
 Published on 29/01/24
 The government of Ontario has announced new measures for Designated Learning Institutions (DLIs) including accommodation assurances, a review of programmes with high international enrolment and a moratorium on new public-private college partnerships.
 In a statement issued on 26th January, the Ontario Ministry for Colleges and Universities said that it will require all colleges and universities to have a guarantee that housing options are available for incoming international students.

Toronto
Top mayoral candidates clash over how to build affordable units, taxes at housing debate
 f t e r in
 It's a busy day on the campaign trail with 3 debates scheduled
 Olivia Bowden · CBC News · Posted: May 24, 2023 11:30 AM EDT | Last Updated: May 24



From left to right, Ana Bailão, Brad Bradford, Olivia Chow, Mitzie Hunter, Josh Matlow and Mark Saunders at the housing debate at George Brown College in Toronto on May 24, 2023. (Michael Wilson/CBC)

Trying times....

Toronto
After grim housing affordability report, critics to Doug Ford's government for a plan
 f t e r in
 Ontario needs 1.85 million additional homes to achieve affordability by 2030, C
 varns
 Vanessa Balintec · CBC News · Posted: Jun 28, 2022 5:00 AM EDT | Last Updated: July 6, 2022

Toronto
Colleges, universities have role to play in solving Ontario's housing crisis: report
 f t e r in
 'Ontario has never built more than 850,000 new homes in any 10-year period,' repor
 says
 Allison Jones · The Canadian Press · Posted: Aug 17, 2023 1:36 PM EDT | Last Updated: August 17

ESTABLISHING A WORKING TEAM

- Established early 2023, and working to support the ongoing GBC Campus Master Plan project
- Internal stakeholders meeting frequently to discuss the GBC and local housing challenge
- Focused purpose on understanding, informing, and identifying solutions related to housing
- Representation from core areas and senior leadership meet regularly
- Additional participation as required

Student Success

Academic Division

People & Culture

Government Relations

Institutional Research

Facilities & Sustainability

+ ad hoc participation

WORK TO DATE

- George Brown community engagement
- Research and discovery
- City of Toronto Post-Secondary Affordable Housing Strategy
- Conversations with housing service providers
- Conversations with other post-secondary institutions
- Conversations with developers
- Updates to Board of Governors
- Informing government partners & advocacy



TORONTO IS EXPERIENCING A CRISIS OF HOUSING AFFORDABILITY

- Adequate housing is a basic human right and a requirement for good health. It is essential to every person's welfare, prosperity, and dignity. (CMHA Ontario)
- In the Toronto CMA in 2021, 41% of renters and 25% of owners were spending more than 30% of their gross income on shelter, which is considered the limit of affordability. (Statistics Canada)
- The average asking rent for a new lease on a 2-bedroom apartment in Toronto in September 2023 was \$3,411/month. (Rentals.ca)
- At least 10,274 people were known to be actively experiencing homelessness in the City of Toronto in the three months leading up to January 2023. (City of Toronto)



WE HAVE A SHORTAGE OF HOUSING

- The pace of homebuilding in Ontario has been less than half that required for population growth. Estimates put the existing shortage at 500,000 homes. (Ontario BCM)
- Ontario has tasked Toronto with a new growth target that will require approximately doubling the historic rate of housing production to build 31,050 homes each year through 2031. (City of Toronto)
- The supply of new and existing homes is out of alignment with population need: (City of Toronto)
 - Not enough at a price affordable to lower and moderate income households
 - Not enough purpose-built rentals
 - Not enough larger units with multiple bedrooms
 - Not enough in walkable, transit-oriented, sustainable communities close to jobs
- Lack of government funding has resulted in negligible amounts of new non-market or deeply affordable homes for decades. (City of Toronto)



AUGUST 2023

Working Together to Build 1.5 Million Homes



Report of the Ontario Housing Affordability Task Force



Housing a Generation of Essential Workers

COLLABORATING TO UNDERSTAND THE ISSUE AND FIND SOLUTIONS

GBC participates in the “HousingTO Plan and Academic Institutions Working Group” hosted by the City of Toronto as part of the development of the City’s Post-Secondary Affordable Housing Strategy. Common themes identified by the Working Group to date include:

- Access to affordable housing is a critical factor impacting universities and colleges' ability to attract and retain international talent (both students and faculty);
- Students are not recognized as priority populations in housing policies and programs while they contribute substantially to the economic, social and cultural life of the city;
- Definition of affordability based on average market rates does not reflect what students can pay;
- Lack of knowledge about tenancy rights and responsibilities particularly among international students;
- Unsafe housing conditions in unregulated multi-tenant houses; and,
- Government funding programs for affordable housing do not consider student residences as an eligible type of housing and there are no additional funding sources available to acquire and/or build new student residences.

HOUSING WORKING GROUP: DEEP DIVES & ENGAGEMENT

- Procuring consultant services, as part of the Campus Master Plan, for deep dive into the housing needs of the GBC community.
- Research & engagement to understand in detail what the GBC community needs from a housing perspective to thrive and succeed
 - What can individuals and families afford?
 - What layout, amenities, and supports do students need?
 - Use of “personas” to deepen our understanding of student needs
- Further polls, engagement and opportunities to deepen our understanding have been undertaken



DEEPENING OUR UNDERSTANDING

GBC Student Commute Poll
(Nov-Dec 2023)

GBC Student Housing Poll
(March 2024)

GBC Residence Students
Demographic Profile (March
2024)

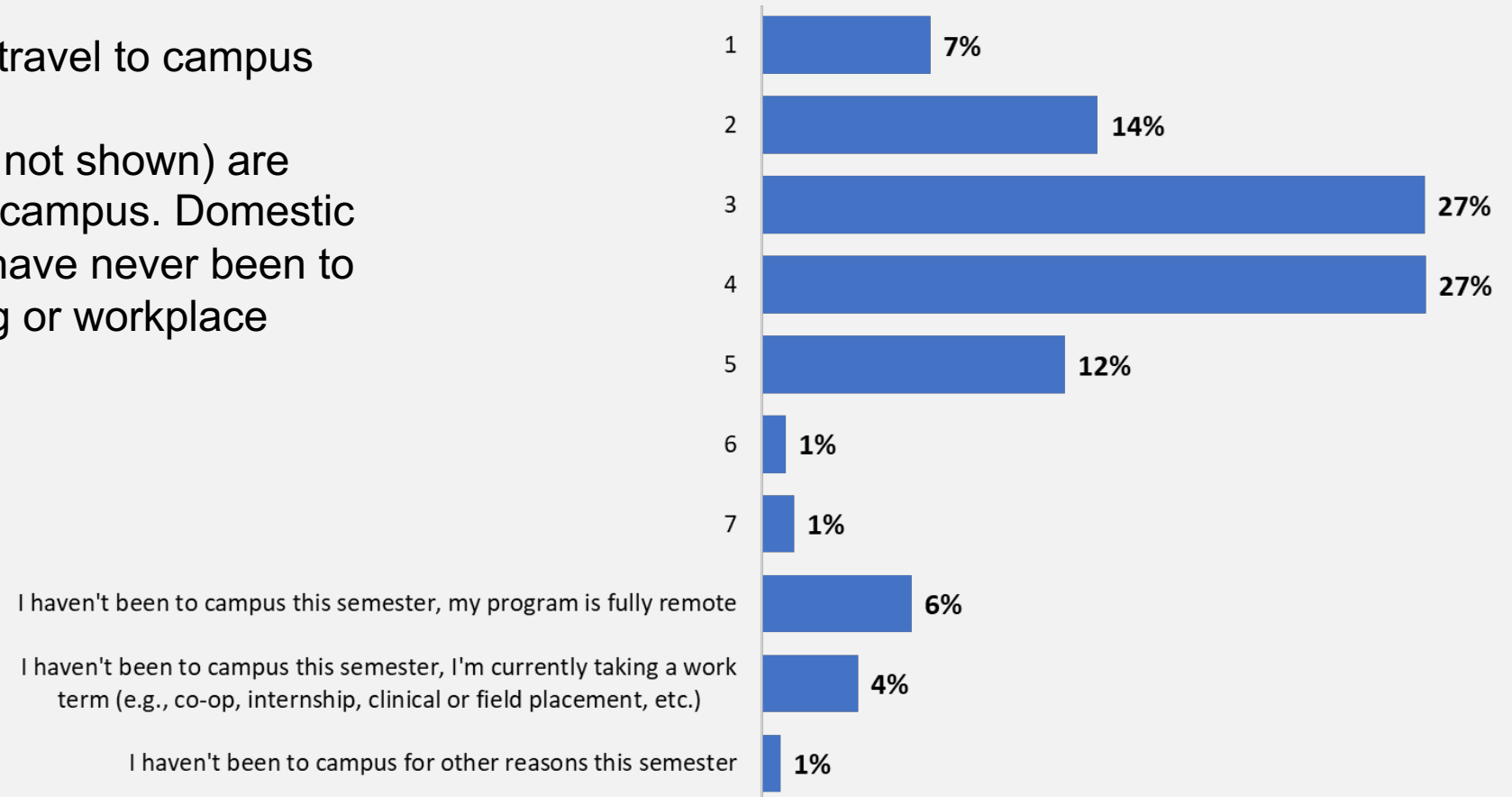
GBC Student Housing Survey
interim results (May 2024)

Workshops planned over
May/June 2024

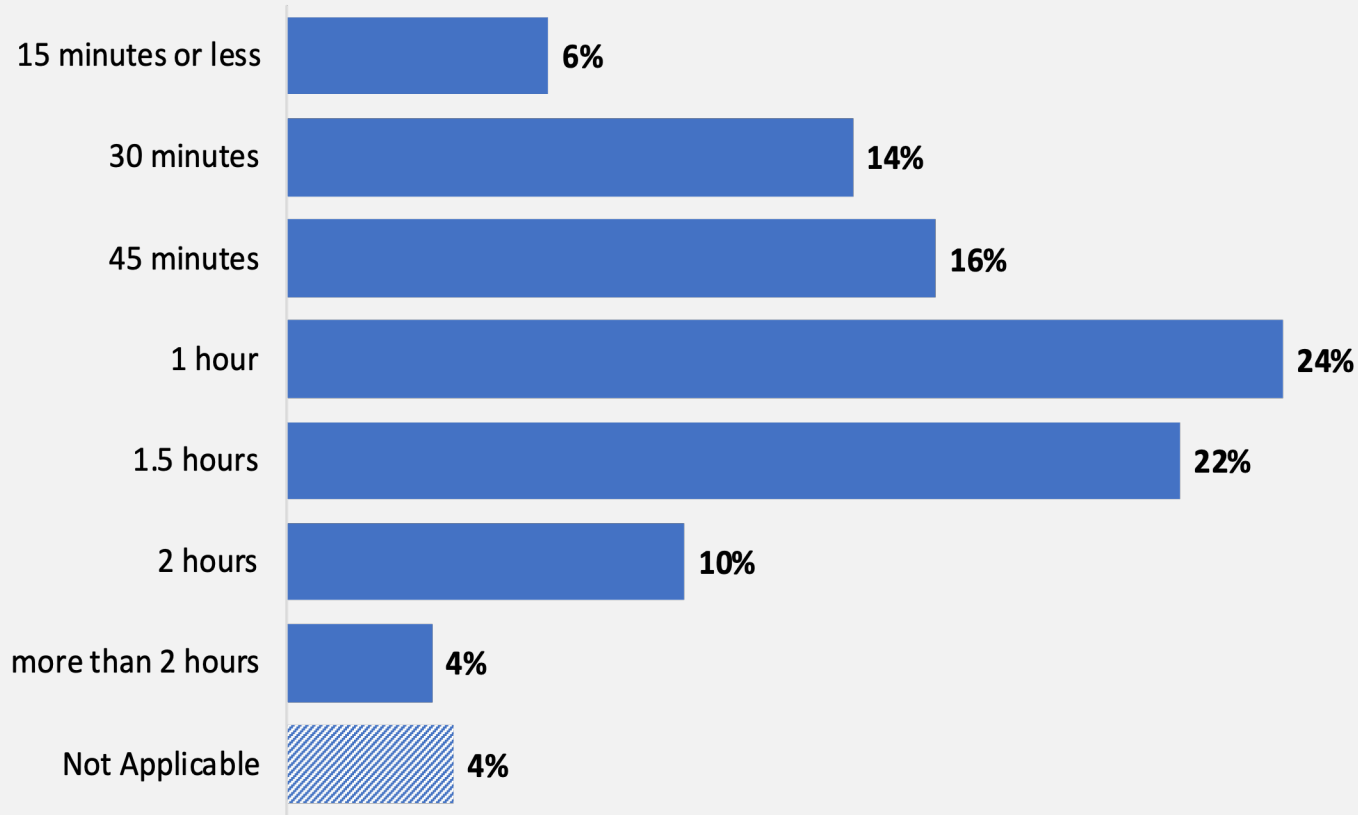


How many days per week do you commute to campus?

- More than 50% of students travel to campus 3-4 days per week.
- International students (data not shown) are slightly more likely to be on campus. Domestic students are more likely to have never been to campus (e.g. online learning or workplace learning).

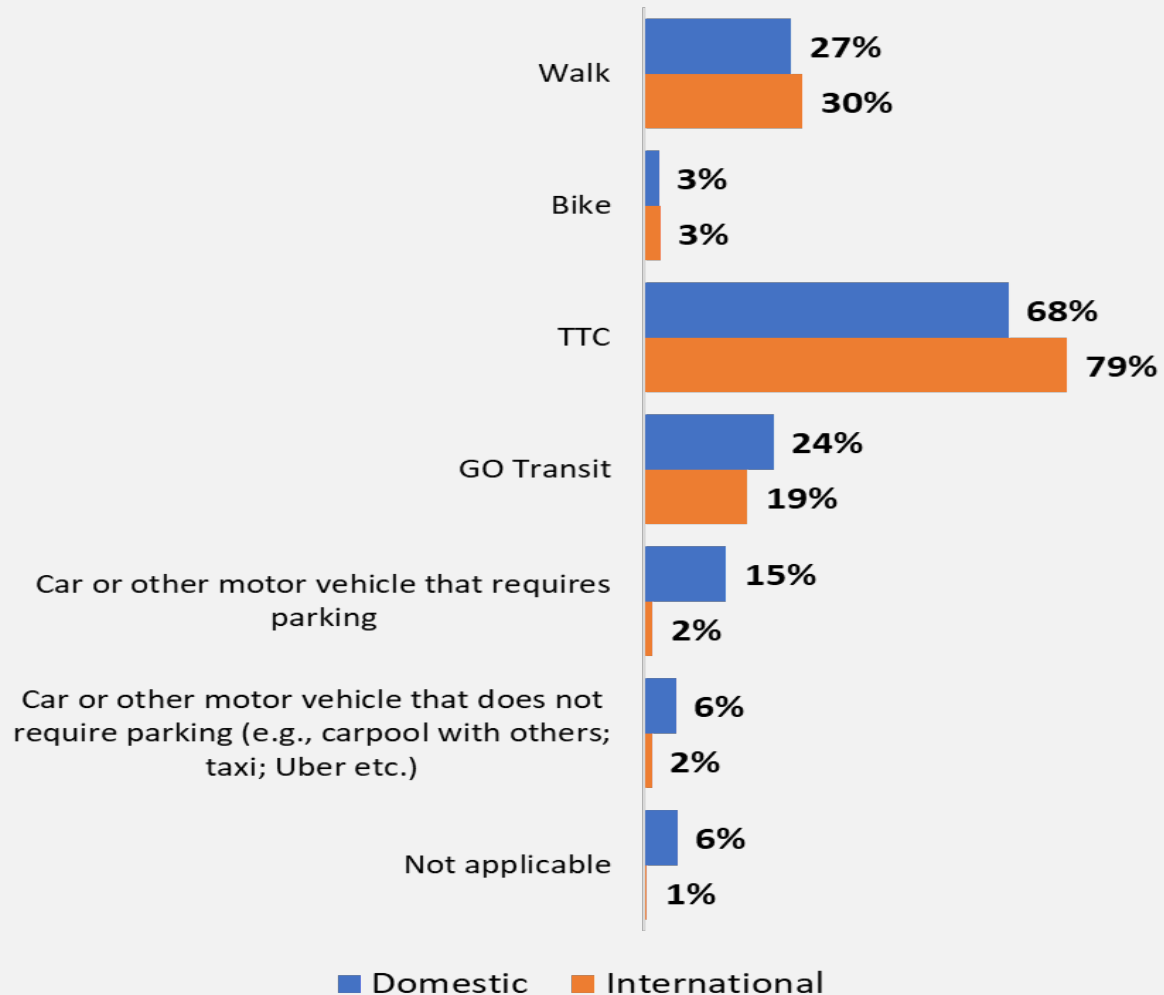


How long does it take you to get to campus?



- 60% of students are spending 1 hour or more commuting to campus.
- Domestic and international students (data not shown) experience similar travel times. International students are somewhat more likely to live near campus (<45 minutes). 13-14% of both groups commute 2 hours or more.

How do you usually travel to campus?



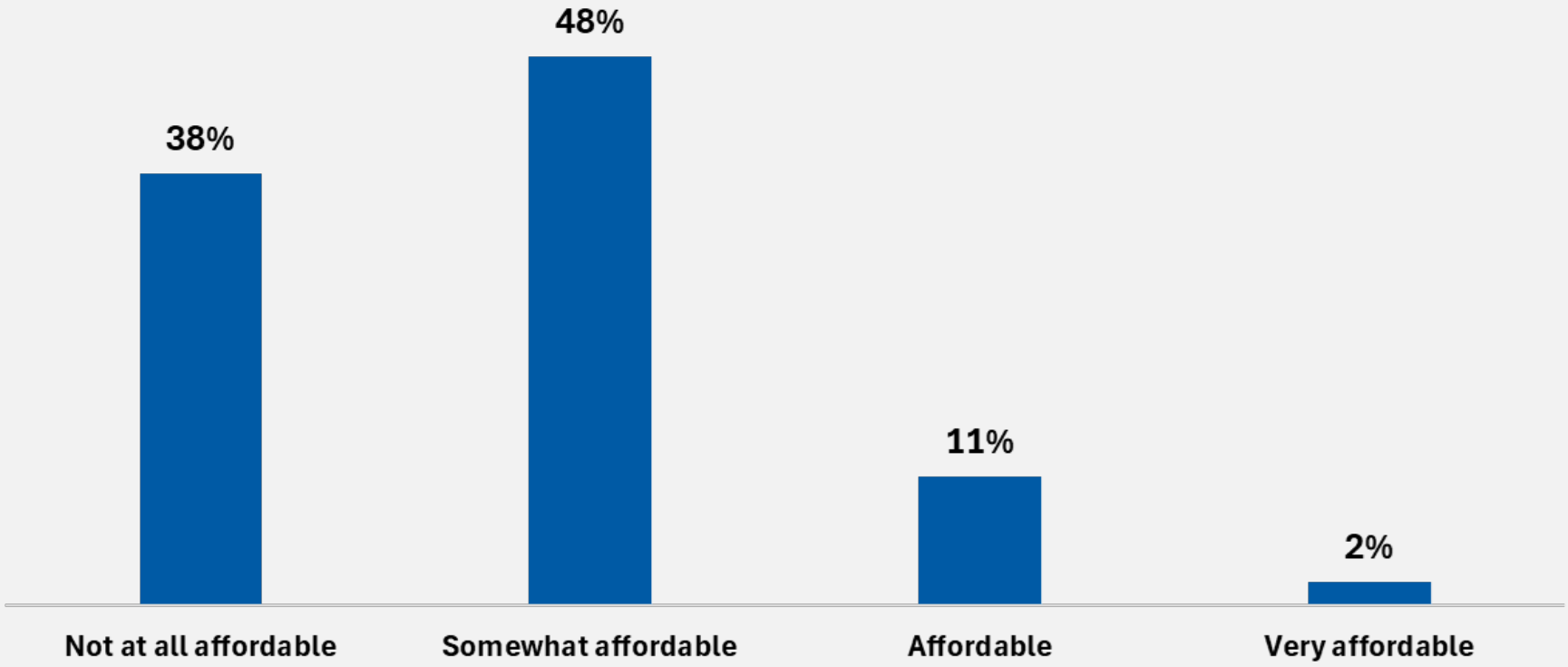
- Overall (data not shown), 91% of students travel to campus by any mode that does not require parking.
- Domestic and international student trends are overall similar, except that virtually no international students drive to campus. 15% of domestic students drive to campus or another parking lot (e.g. a GO station).



Residence demographics highlights

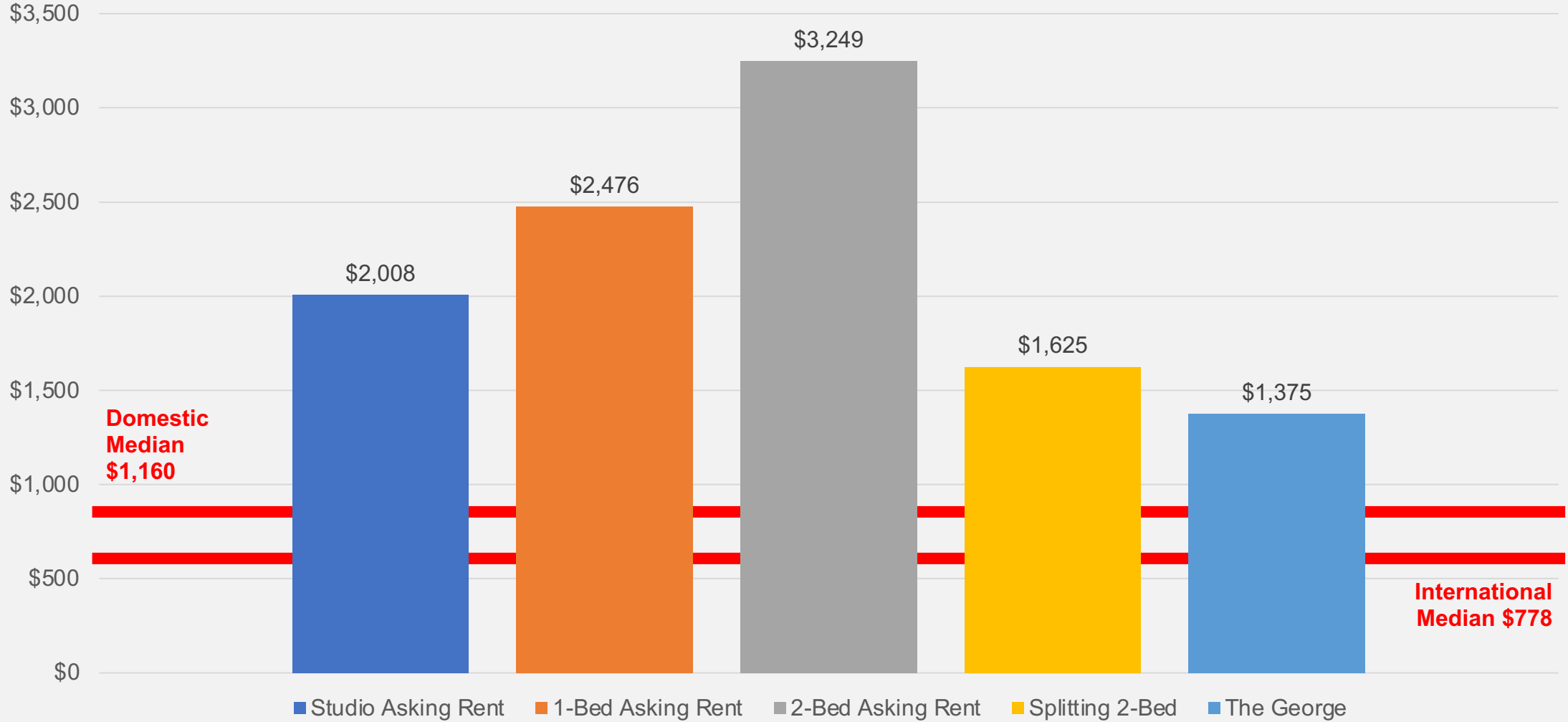
- Students living at The George are majority under age 21. Somewhat more than half of students identify as female.
- The population is 50/50 domestic and international.
- International students are more likely to be older.
- Majority of students attend classes at St. James (including Hospitality) which is both nearest and largest.
- It is uncommon for students to stay at The George for two years.

How affordable is your current housing cost?



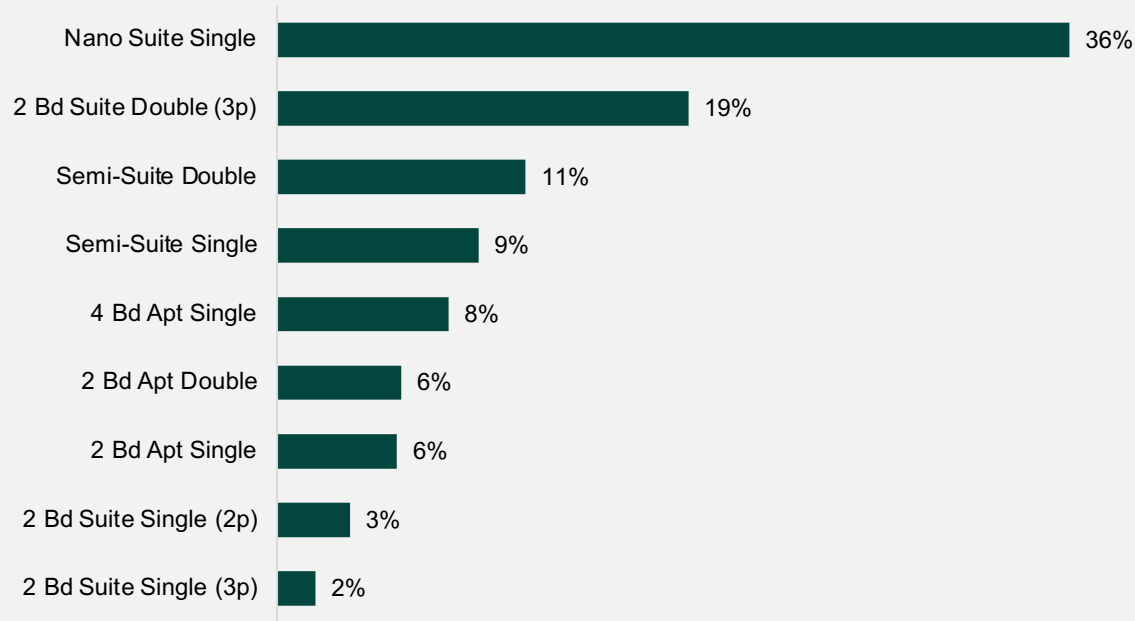
- Very few students view their current housing cost as “affordable”. Responses are similar for domestic and international students.

GBC Student Housing Survey, May 2024

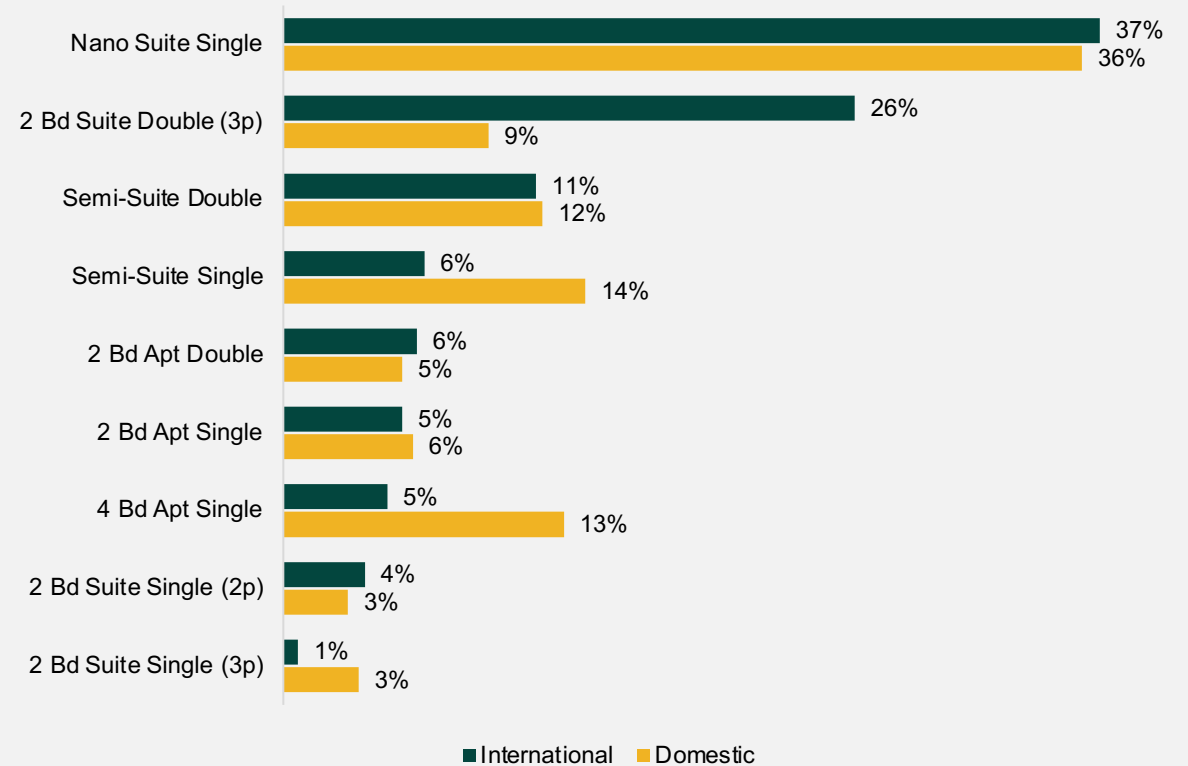


Unit type preference

Overall Unit Preference



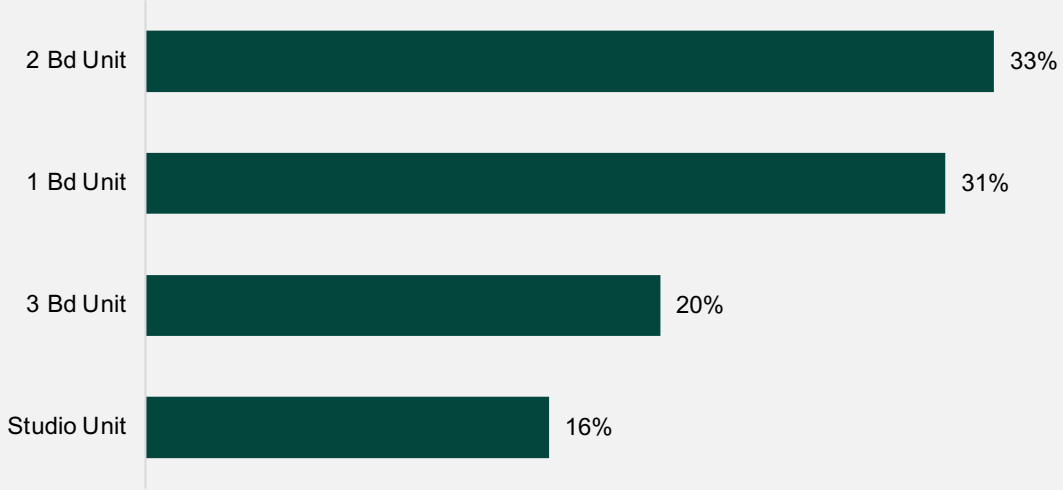
Unit Preference by Origin



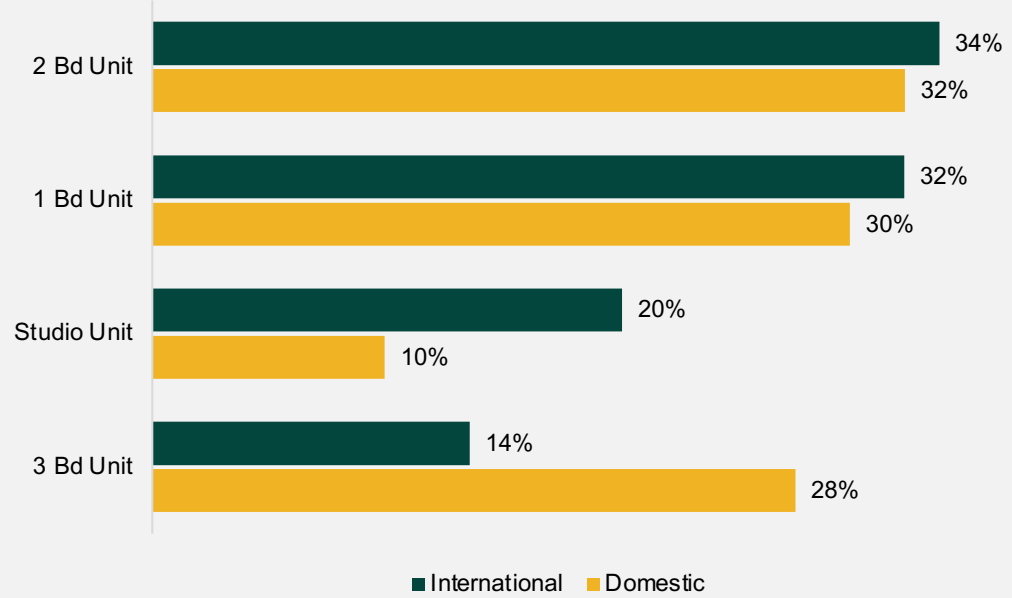
Amongst single students (both domestic and international), the nano suite units tested was the most popular. This is likely driven by a desire to balance cost, independence, and privacy. However, a double occupancy version of the existing 2 Bd suites also tested popularly.

Unit type preference: families

Overall Unit Preference



Unit Preference by Origin



Family student preferences are driven more by the requirements of the family unit. Amongst both domestic and international students 1 and 2 Bd units were the most popular.

NEXT STEPS



- Focus groups with students to further understand needs
- Talking to a variety of potential partners and subject matter experts on issues of housing, affordability, funding, and development.
- Conversations with housing service providers:
 - Active innovation in this space
 - Potential ideas and tools require due diligence (e.g., centering student success and wellbeing)
- Conversations with developers (for-profit and non-profit):
 - Many potential partners willing to explore opportunities and think creatively
 - General concern that rising construction costs and interest rates are a barrier
 - The status quo in development cannot deliver solutions to every challenge. Requires new approaches.

ADVOCACY

- Active and ongoing engagement with governments and peers in higher education to influence direction of policy
- Early policy priorities include:
 - Safety of students in off-campus housing
 - Increasing the supply and diversity of off-campus homes to address the broader housing shortage
 - The need for dedicated funding and expedited approvals for affordable on-campus housing construction
 - Provincial support to enhance existing coordination and collaboration among Ontario colleges, provide greater guidance, and help resolve complex challenges
- Our advocacy will be refined and strengthened by the engagement and research of our deep dive into GBC community housing needs.



Questions

1. What are the key issues facing students in relation to housing?
2. What are the key issues facing institutions?
3. What solutions are you working on or aware of?
4. What are other opportunities we can consider?
5. How can we work together to help solve this challenges we are facing?



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