UBC Faculty and Staff Housing Demand Survey

Vancouver Campus

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1.0 Summary of Findings & Housing Market Context

About This Study and Setting the Context

Metro Vancouver is recognized as a high-cost housing market. Concerns about housing affordability continue to be evident across faculty, staff, and students. UBC has undertaken a number of housing studies to gain a better understanding of these housing challenges and pressures. The university has also devoted significant resources to respond in a targeted way to some of these challenges. This report provides an overview of the feedback received from the *2016 Faculty and Staff Housing Survey* initiated by UBC in March 2016.

This report includes information on the housing choices available to UBC faculty and staff within the broader Metro Vancouver context as well as on the current housing situation and future housing plans of staff and faculty. This report is intended to provide information for UBC decision-makers when evaluating their housing policies and work force housing strategies. This study also examines the regional housing market to provide the context of the broader campus planning initiatives and UBC's housing, recruitment, and retention strategies.

The Research Approach

This report uses multiple data sources including the 2011 Census, local housing market data (MLS and CMHC), UBC administrative data, and responses from the most recent web-based faculty and staff survey released in March 2016.The different sources of information provide different potential insights, and we used the information in different ways within the context of this report:

- **The 2011 Census and National Household Survey:** The 2011 Census and National Household Survey includes information on the family and household profile of individuals living in Metro Vancouver including their housing situation (whether they rent or own), their income, and their housing cost profile. This information is used to help provide a better understanding of where UBC faculty and staff fit within the broader region, including the housing choices that are available.

- **UBC Administrative Data:** In 2010, UBC provided basic administrative data to McClanaghan & Associates to help contextualize the 2010 survey findings. This administrative dataset was expanded in 2016 to include additional information about the family and household composition of the 4,656 faculty and 8,853 staff currently employed by UBC. The expanded dataset also includes the length of employment across staff and faculty members and the gender distribution of faculty and staff. Appendix A provides information on the staff and faculty profile along with baseline data from 2010. In addition, this information provides useful baseline data to test for the overall representativeness of the sample of responses obtained through the survey.

- **Survey of Staff and Faculty:** Working with UBC staff, in March 2016 McClanaghan & Associates assisted with the re-design of the survey instrument as well as the launch of the updated *2016 Staff and Faculty Survey*. The survey included a mix of open-ended and closed-ended questions and was designed to gather information on the current housing situation and future housing plans of staff and faculty. The survey also included questions related to their overall satisfaction with various aspects of their current housing situation and the available housing choices. There were 2,404 respondents (faculty and staff) to the survey, an overall response rate of 17.8%, including a response rate of 14% across all faculty members and 18% across all staff. The section commencing on page 37 below, 2016 Survey Responses Segmented by Faculty and Staff, provides information on the responses received from across the faculty and staff members and the Aggregated Survey Responses from 2016 are compared with the 2010 Survey results in Appendix B.

- **Analysis of CMHC Rental Market Data and MLS Sales Data:** To a large extent, the housing choices available to UBC faculty and staff are informed by the housing available in the broader regional and local housing markets. Considerations include the overall mix of units in terms of type and tenure, as well as the diversity of housing stock that meets the needs of households at different economic and lifecycle stages, and at different stages in their housing careers. The analysis of CMHC rental market data and current MLS data provides insight into the affordability challenges faced by UBC faculty and staff, including some of the underlying dynamics within the broader regional housing market and the implications for UBC in terms of their work force housing strategies.

- **Feedback received through focus groups:** A series of focus groups were held in April 2016 with staff and faculty to gather additional information on some of the challenges and pressures they face in

finding housing that meets their needs and the needs of their families. Participants included a mix of faculty and staff, living on campus and off campus, with a rich diversity of perspectives.

Understanding the Regional Housing Market

UBC is in a unique position as a regional employer, not only in terms of the size of its workforce and its economic contribution to the region, but also in terms of the income profile of many of its employees. UBC has developed a sophisticated mix of the strategies and approaches to address some of the housing affordability pressures (ownership and rental) that are inherent in the broader regional context and which affect the housing choices available to the UBC community (faculty, staff, and students).

In managing its land and resources, UBC's development activities have focused on initiatives that support the core mission of the university and respond to the diverse range of needs, including an expanded supply of housing for faculty and staff. This has remained one of a number of priorities that have been addressed through UBC's land endowment. UBC has made an explicit policy commitment to respond to the affordability challenges of UBC's workforce (HAP, Policy 4) and to address the challenges faced by lower income employees (HAP, Policy 5). This includes making provisions to:

(a) Target up to 20% of future housing on campus to be built as restricted rental available only to faculty and staff. Rents will reflect costs and expenses and are anticipated to be approximately 25% below average rental rates charged for unrestricted housing on Vancouver's west side (HAP, Policy 4); and

(b) Develop a pilot project of up to 100 non-profit rental units to be targeted to staff with annual household incomes of less than $64,000. This pilot project will be developed in collaboration with UBC Properties Trust and brought back to the Board of Governors for approval (HAP, Policy 5)

One of the challenges that UBC is facing, which became evident through this study, is that the housing affordability challenges in the region are having an impact on the housing choices available to UBC faculty and staff. These pressures have long been an issue for the Metro Vancouver region and across all levels of government. In recent years, the affordability challenges within Metro Vancouver have intensified both in terms of public discussion and in calls for action to respond to housing stress.

The emerging trend regionally has been to develop partnerships or joint initiatives that help bridge the fractured policy and jurisdictional landscape and add incremental supply where it is feasible. Initiatives

such as the City of Vancouver's STIR (Short-Term Incentives for Rental Investment) program have focused on opportunities to use the City's regulatory powers and other incentives to encourage new rental housing construction. Traditionally, governments have concentrated on low-income housing programs and have left the market to meet 90% of demand. Periodically, middle-income housing is addressed, for example entry-level ownership, but these tend to be one-off pilot projects and production levels are no more than 20 to 40 units per year in the entire region. There are even fewer work-force housing attempts. UBC's activities are the most notable exception.

UBC has had some success in expanding the supply of rental housing in order to better meet both its existing and future housing demand. This includes 467 faculty-staff rental units (built by UBC PT since 2001) as well as a number of additional units currently in the planning stages. These rental units represent 11.5% of all units completed or under construction on campus, excluding Hampton Place. Policy 4 of the HAP states that 20% of all new units since adoption of the HAP in 2012 will be faculty-staff rental, and UBC PT has a long-term building program underway to achieve this higher ratio. Currently completed or in the planning stage are the following:

- faculty-staff units approved and built since 2012 now totals 201 (when added to the 107 units in Dahlia and Magnolia House), which is 13% of the 1,573 units built (including market) in the same period.

- further planned faculty-staff rental projects in the design and approval process that will help faculty staff rental close in on the 20% target are:
    - 36 units in Webber House on Lot 3 (formerly Lot 45 Capped Appreciation)
    - 175 units on Lots 27/29
    - 200 (approx) units in the redevelopment of the D.H. Copp site as part of the proposed "Living Lab" Mixed-Use project.

The table shows the mix of rental units that UBC has successfully created through targeted initiatives and strategies.

UBC Faculty and Staff Rental Portfolio							
Neighbourhood	**Lot (Name)**	**Year**	**Total Units**	**1 bedroom**	**2 bedroom**	**3 bedroom**	**4 bedroom**
Wesbrook Place	LOT 22 (Nobel)	2015	94	5	36	51	2
Wesbrook Place	LOT 28 (Magnolia)	2012	60	5	47	8	
Wesbrook Place	LOT 28 (Dahlia)	2012	47	9	30	8	
Wesbrook Place	LOT 11 (Larkspur)	2009	46	5	8	33	
Hawthorn Place	LOT 16 (Tamarac)	2006	71		51	20	
Hawthorn Place	LOT 4 (Gardenia)	2004	60	16	29	15	
Hawthorn Place	LOT 3 (Cascara)	2002	36	5	28	3	
Hawthorn Place	LOT 2 (Sumac)	2001	42	6	36		
Hawthorn Place	LOT 1 (Azalea)	2001	11		4	7	
			467	51	269	145	2

However, there is heightened awareness regionally that our housing system no longer provides suitable and adequate housing at a price and income level that is affordable to many workers and households in the region. In particular, Metro Vancouver is facing significant challenges both in the shortage of affordable rental housing units and in terms of increased ownership demand. The result is increased competition for the units that are available and a significant increase in housing prices on the ownership side of the continuum. This affects the ability of renters to move into ownership, particularly younger households or households new to the region. These external forces have a direct impact on UBC's ability as an employer to meet the needs of long-term current employees (posing a retention concern) and to recruit new faculty and staff members in the future.

Understanding the Housing Market Dynamics in Metro Vancouver

This section looks more closely at the broader regional housing market context as well as the feedback received through the survey to gain a better understanding of some of the challenges that UBC staff and faculty face in finding suitable and appropriate housing, both ownership and rental. This includes considerations related to the housing choices that are available in terms of type, tenure, and location as well as considerations related to the overall affordability of the housing choices available. The discussion and analysis set out in this section includes information from the 2011 Census, the National Household Survey, MLS market data, as well as information available through CMHC's Rental Market Report.

On the overall question of affordability, this section looks at both the supply-side and income-side of the equation. On the supply-side, housing affordability can be seen as a shortage of the right type of housing at the right prices to meet the diverse range of needs across households in different economic and

lifecycle stages. On the income side, housing affordability can be viewed as an issue of effective demand where households do not have the resources that they need to successfully secure the type of housing that they need in the private market.

In both the broader Metro Vancouver regional housing market and the local Vancouver housing market, there is growing concern that some households are unable to make the transition from renting to owning. Many are unable to secure housing that meets the needs of their families, and they are unable to save the necessary down payment.

These issues are discussed in more detail below within the context of the findings that emerged from the most recent UBC faculty and staff survey.

Housing Choices By Tenure

According to the 2011 National Household Survey, of 891,310 households across Metro Vancouver, 307,555 (34%) were renters. Approximately 136,135 (44%) of all renter households are in the City of Vancouver and more than half (51%) of all households in the City of Vancouver are renters.

Faculty and Staff Housing Choices by Tenure

Analysis of the UBC faculty and staff survey shows that 62% of all UBC staff and faculty reported that they live in the City of Vancouver. Additionally, approximately 43% of all faculty and 42% of all staff who responded to the survey reported that they were owners. At the same time, 57% of all faculty and 58% of all staff who responded to the survey reported that they were renters.

More than 64% of all faculty members and 66% of all staff who rent reported that they would like to move into ownership, while 36% of all faculty members and 35% of all staff members who rent indicated that they have no future plans to move into ownership. For some, they prefer to rent, while for others the high cost of housing was a factor in this decision.

In terms of their overall time frame, 8% of all faculty members and 7% of all staff members who responded to the survey and who are currently renting but would like to purchase expected to be in a position to move into ownership within the next twelve months. An additional 19% of these faculty and staff expected to be in a position to move into ownership within 2 to 5 years. A significant percentage of faculty and staff (25%) indicated that, while they would like to purchase a home, they were uncertain about when they would be in a position to make the move from renting to owning.

Of the faculty and staff who expressed an interest in making the transition from renting to owning, approximately 19% indicated that they do not yet have any savings for the down payment. Approximately 25% of all staff and 11% of all faculty reported that they have some savings, while only 32.3% of faculty and staff reported that they had savings of $100,000 or more that they could use toward a down payment.

Faculty and Staff Housing Choices by Type

Approximately 39% of all respondents (faculty and staff) live in a single detached, semi-detached, or townhouse unit, 49% live in a low rise or high rise unit, and 10% live in a suite in a house.

Faculty and Staff Housing Choices by Type and Tenure

When these findings were further segmented by owners and renters the following general pattern emerges:

- Of the faculty members who responded to the survey and who own their own home, 70% live in a single-detached, semi-detached, or town house unit, 28% live in a high-rise or low rise apartment, and 2% live in some other type of housing arrangement.

- Of the staff members who responded to the survey and who own their own home, 58% live in a single-detached unit and 2% live in some other type of housing arrangement.

When asked about their future housing plans and preferences, approximately 1 in 3 faculty and staff members who responded to the survey and who own their own home reported that they have no plans to move in the future.

Across those who rent, the profile is quite different:

- 18% of all faculty members who responded to the survey live in a rented single-detached, semi-detached, or town house unit, 63% live in a rented high-rise or low rise apartment, and 19% rent a suite in a house or live in some other type of housing arrangement.

- 24% of all staff live in a rented single-detached, semi-detached, or town house unit, 55% live in a rented high-rise or low rise apartment, and 20% live in some other type of housing arrangement including a rented garden or basement suite.

When asked about their future plans, 90% of the staff and faculty who responded to the survey and who reported that they are currently renters indicated that they plan to move in the future. For some this could include making the shift from renting to owning while for others it could mean moving from their current housing to other rental housing. In assessing the feedback received through the survey as well as through the focus group sessions, it is clear that there are both push-related and pull-related factors at play. For example, in some cases the decision to move is tied to the desire to live closer to family or friends, or to move to a different neighbourhood into better housing. For others, the decision to move is more strongly associated with concerns about the length of their commute, the affordability of their housing, or other types of pressures such as the concern or risk that their unit might be sold.

Through the faculty and staff focus group sessions, a number of renter participants also indicated that they feel that they have the “best deal in town” but that they are concerned that their unit could be sold at any time and that they would have to look for alternative housing for themselves and their families in the Vancouver market. Some participants in the focus group sessions also observed that they see their time in Vancouver as being temporary or transitional and therefore are comfortable with the high level of uncertainty in terms of Vancouver’s rental and ownership market.

In looking at the current range of housing choices reported across UBC faculty and staff, the survey findings suggest that a large proportion of both faculty and staff are currently living in rented single-detached, semi-detached and townhouse units. This stock is currently at significant risk as the demand for ownership continues to increase and escalating prices makes it more attractive for landlords to consider selling their unit rather than keeping it as part of the current rental housing market.

The table on the following page shows the general distribution of the rental housing stock across the City of Vancouver and Metro Vancouver as a whole by type. This includes the number of renter households living in rented single-detached, semi-detached, or townhouse units compared to the number of renter households living in purpose-built rental housing stock and/or rented condo apartment units. It also shows the distribution of renter households who are living in rented garden or basement suites as well as other types of housing arrangements.

As shown in the Table, across Metro Vancouver:

- 18% of all renter households live in rented single detached, semi-detached, or town house units;

- 65% of all renter households live in apartment units (either purpose-built rental housing stock or rented condo apartment units); and
- 17% of all renter households live in rented garden or basement suites or other types of housing arrangements.

Across the City of Vancouver:

- 9% of all renter households living in rented single detached, semi-detached, or town house units;
- 77% of all renter households living in apartment units (either purpose-built rental housing stock or rented condo apartment units); and
- 14% of all renter households live in rented garden or basement suites or other types of housing arrangements.

In looking at the range of housing choices reported across staff and faculty who rent, the findings are relatively consistent with the range of rental housing choices available within the broader Metro Vancouver and Vancouver housing markets. However, to some extent UBC staff and faculty have been more successful in finding single detached homes and other forms of ground-oriented housing to rent. This could be a function of the locational choices, as neighbourhoods closer to UBC campus typically having a larger stock of single detached, semi-detached, and town house units for rent. It could also be a function of the fact that many UBC staff and faculty members have above median incomes and therefore have a broader range of housing choices. A challenges that UBC faces is that the stock of rented single detached, semi-detached, and townhouse units within the Vancouver housing market is one of the most insecure forms of rental housing as the demand and prices for this type of housing continues to increase.

	Metro Vancouver		City of Vancouver		Faculty		Staff	
	Number	%	Number	%	Number	%	Number	%
Rented single detached, semi-detached and townhouse units	55,265	18%	12,045	9%	56	18%	194	24%
Rented purpose build rental stock	106,945	35%	56,190	41%	196	65%	454	55%
Rented condo stock	92,220	30%	48,495	36%				
Rented garden/basement suites/other	48,935	17%	18,685	14%	57	19%	172	20%
Total	307,555	100%	136,135	100%	309	100%	820	100%

Source: National Household Survey, 2011 (Custom Cross-tabulation)

Faculty and Staff Housing Choices by Type and Tenure and Affordability

While housing affordability continues to be an issue, many of the faculty and staff who responded to the survey have been successful in finding housing at a price that they can afford, with approximately 43% of all faculty and 42% of all staff reporting that they have been successful in moving into the ownership market. Similarly, 35% of all faculty and staff have been successful in finding housing with a monthly rent of $1,250 or less. To carry the cost of this housing without spending more than 30% of their income on their housing costs, a household would need an annual income of approximately $45,454.

Income plays a large role in determining the housing and tenure choices available. Based on the 2011 National Household Survey, the median annual employment income reported for 2010 for the Metro Vancouver region was $49,143 while the median family income was $75,797. Using the standard that housing costs should be no more than 30% of a households' gross annual income, affordable rent for a single household maintainer earning the median income is $1,229. Similarly, an affordable rent based on the median family income is $1,895.

The following table shows the average market rents for Metro Vancouver and for the City of Vancouver and the annual household income needed to carry these rents without a household spending more than 30% of their income on their housing costs.

	Metro Vancouver		City of Vancouver	
	Average Rent	Annual Income Required	Average Rent	Annual Income Required
Bachelor	$937	$37,480	$982	$39,280
1-bedroom	$1,079	$43,160	$1,175	$47,000
2-bedroom	$1,368	$54,720	$1,643	$ 65,720
3+ bedroom	$1,615	$64,600	$2,070	$82,800
Average	$1,144	$ 45,760	$1,233	$ 49,320

Source: CMHC Rental Market Report, October 2015

Based on the most recent administrative data provided by UBC, the median income for full-time faculty was approximately $138,434 while the median income for full-time staff was $47,173. For a household with a median income of $47,173, and applying the standard that housing should not cost more than 30% of a households' annual income, an affordable monthly rent is $1,179. For full-time faculty earning the median income an affordable rent would be approximately $3,400 per month.

In looking at the income and rent profile for UBC faculty and staff, it is clear that a household relying on a single income will face some of the greatest challenges in finding housing that they can afford. In the case of staff, this might be finding suitable and appropriate housing within the rental market while for single faculty members the difficulty might be in making the transition from renting to owning. Based on the feedback received through the staff and faculty survey, 22% of all staff members and 18% of all faculty members who rent live alone.

While some faculty and staff members have resigned themselves to being lifelong renters, others have adopted different forms of coping strategies including sharing the cost of their housing with family and friends. Based on the feedback received, 8% of all staff members and 2% of all faculty members who rent reported that they are currently living with family or friends.

Housing Stability and Housing Stress

While affordability challenges are top of mind for many of the faculty and staff who completed the survey, the findings suggests that many have had relative success in finding housing that they can afford within Vancouver's tight rental housing market. A number of respondents expressed concerns about the fact that they feel insecure in their housing as they see the redevelopment of more affordable older housing stock and the loss of rented single detached family housing. There is also the concern that the on-going tight rental market conditions will continue to limit the choices that are available.

Based on the most recent CMHC rental market report, the average vacancy rate across the Metro Vancouver region was 0.8% in October 2015 and 0.6% for the City of Vancouver. In addition, CMHC's most recent Rental Market Report (Fall 2015) noted that the average rent for newer rental housing stock constructed after 2005 is significantly higher than the average rents reported across the region. This is true for all unit sizes and types and will impact faculty and staff moving to the region and those who become dislocated because of broader structural changes within the Vancouver market.

Based on the feedback received through the faculty and staff survey, 63% of all faculty members who are currently renting reported that they had previously been living outside of the Metro Vancouver region. This includes 16% who came from elsewhere in British Columbia or Canada, and 46% who came from outside of Canada. The remaining 38% came from Vancouver or Metro Vancouver. Across the staff who were renting and who responded to the survey, only 21% reported that they were previously from outside of the region.

For these households just entering the market, the affordability profile can be quite different from those who have already established themselves. The table below shows that the average market rent by unit size for new rental housing in Vancouver constructed after 2005 is approximately $441 (36%) higher than the average market rent for all rental housing units. The same is also true for rented condo apartment units. Based on the most recent information published by CMHC (October 2015), the average rent for a condo unit in Vancouver is $1,421. For a household to be able to carry the cost of this housing without spending more than 30% of their income on their housing costs they would need an annual income of $66,960. While this income level still falls within the median income for UBC faculty members, it falls outside of the income range of a number of staff. Furthermore, the table shows that for family households requiring a larger 2-bedroom or 3-bedroom unit, the average market rent is between $2,084 per month and $2,388 per month, and availability of units in this size and type is also an issue.

	Metro Vancouver		City of Vancouver	
	Average market rents	Average rents newer rental stock	Average market rents	Average rents newer rental stock
Bachelor	$937	$1,234	$982	$1,260
1-bedroom	$1,079	$1,584	$1,175	$1,675
2-bedroom	$1,368	$1,926	$1,643	$2,084
3+ bedroom	$1,615	$2,388	$2,070	***
Average	$1,144	$1,651	$1,233	$1,674

Source: CMHC Rental Market Report, October 2015

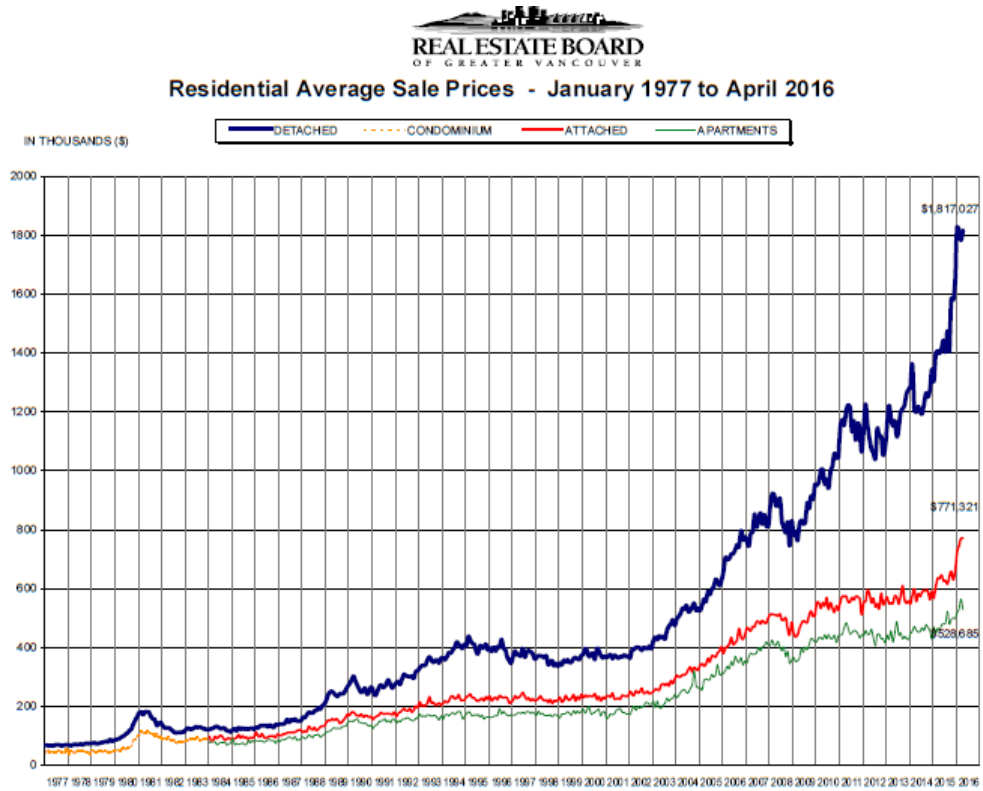
Looking at the Ownership Segment of the Housing Market

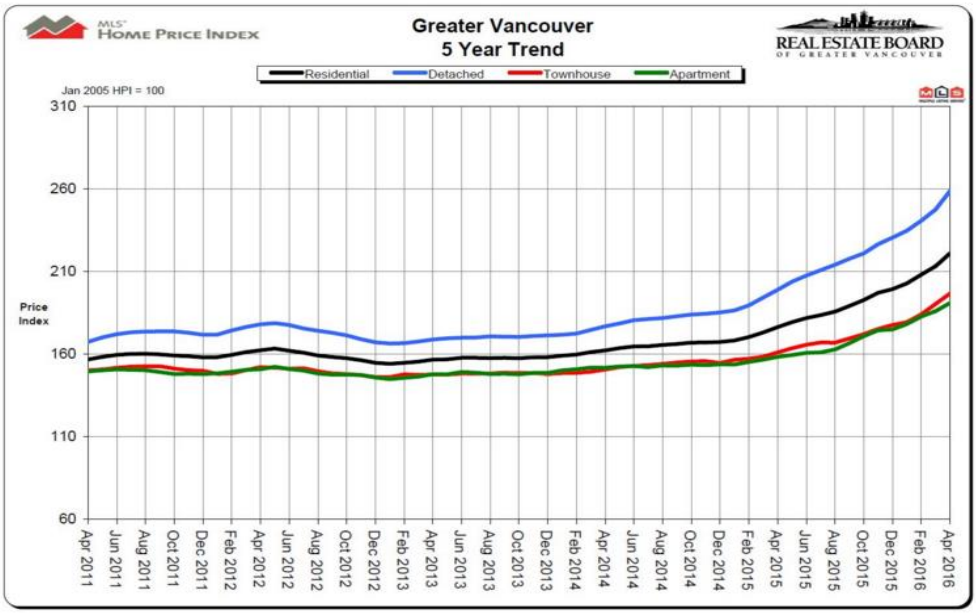
On the ownership side of the ledger, there has been significant discussion about the impact of escalating housing prices in the City of Vancouver and Metro Vancouver in recent years on the choices that are available to faculty and staff. The table below shows the qualifying income and down payment requirements for different housing types (single detached, row/townhouse, and condo apartment units) in the City of Vancouver based on the most recent MLS market data (May 2016).

Unit Type	# of Units	Price		Mortgage	Down payment	Annual Income
Condo apartment	407	$762,000	20th percentile	$685,800	$76,200	$136,930
Condo apartment		$109,700	50th percentile	$987,300	$109,700	$196,796
Townhouse	58	$1,398,000	50th percentile	$1,258,200	$139,800	$258,842
Single detached	510	$4,880,000	50th percentile	$4,392,000	$488,000	$880,332

Source: MLS, May 2016, Canada Mortgage Calculator @ 3.5% interest, 25 year amortization, mortgage insurance included

The following charts shows the escalation in housing prices across different unit types over the last 15 years.





There is no doubt that the on-going escalation in housing prices has an impact on UBC and the choices that are available to faculty and staff. Among the faculty and staff wishing to enter the ownership market and who responded to the survey, 16% indicated that they would like to purchase a single detached unit, 34% would like to purchase a semi-detached or row house unit, and almost half would like to purchase a condo/apartment unit.

The following shows the general price range that was identified by faculty and staff who indicated that they would like to purchase a home:

- 13% were looking for a unit that sells for less than $300,000;
- 24% were looking for a unit that sells for between $300,000 and $400,000;
- 20% were looking for a unit that sells for between $400,000 and $500,000
- 28% were looking for a unit that sells for between $500,000 and $750,000
- 10% were looking for a unit that sells for between $750,000 and $1,000,000;
- 5% were willing to spend more than $1,000,000

The table below shows the changes in housing prices and purchasing power between 2010 and 2016. Not only do households require a higher down payment in order to be able to move into ownership market but the annual income needed to carry the cost of housing is also higher.

Housing Affordability Income Thresholds Comparision 2010 and 2016								
MLS Metro Benchmarks	Price		Downpayment		Annual Income Required		Increase in Threshold	Price Increase
	2010	2016	2010	2016	2010	2016		
Single family	$818,403	$1,403,200	$163,681	$280,600	$159,995	$257,600	61.0%	71.5%
Attached	$502,399	$608,600	$50,240	$60,860	$99,786	$106,250	6.5%	21.1%
Apt. condo	$397,779	$475,000	$39,778	$47,500	$79,825	$83,600	4.7%	19.4%
Condo East-Van	$338,483	$400,500	$33,848	$40,050	$67,400	$71,000	5.3%	18.3%
Condo West-Van	$512,252	$656,900	$51,225	$65,690	$98,100	$114,300	16.5%	28.2%

The Continuum of Housing Choices in Vancouver

The following section provides additional information on the continuum of housing choices (ownership and rental) for the City of Vancouver. The continuum includes housing types, the cost of housing, and the income needed for a household to successfully carry the cost of the housing.

The MLS Benchmark data for the Metro Vancouver region shows that as of April 2016, the average selling price for a single detached home in Metro Vancouver was $1,403,200.[1] To carry the cost of this housing, assuming a 20% down payment, an interest rate of 3.5% (5-year term) and a 25 year mortgage, a household would require an annual income of $210,000 and would have monthly housing costs of approximately $6,125. In addition, they would have to have a down payment of $280,600.

The MLS Benchmark data for the Metro Vancouver region shows that as of April 2016, the average selling price for a semi-detached or row house unit in Metro Vancouver was $608,600.[2] To carry the cost of this housing, assuming a 10% down payment, an interest rate of 3.5% and a 25 year mortgage, a household would require an annual income of $106,250 and would have monthly housing costs of approximately $3,249. In addition, they would have to have a down payment of $60,860.

The MLS Benchmark data for the Metro Vancouver region shows that as of April 2016, the average selling price for a strata condo apartment unit in Metro Vancouver was $475,000.[3] To carry the cost of this housing, assuming a 10% down payment, an interest rate of 3.5% and a 25 year mortgage, a

[1] The comparable housie price figure increased by 71.5% since April 2010 when it was $818,403.
[2] The comparable attached dwelling figure increased by 21.1% since April 2010 when the benchmark price was $502,399.
[3] The comparable figure increased by 59.5% since April 2010 when the benchmark price for a strata condo apartment was $397,779.

household would require an annual income of $83,600 and would have monthly housing costs of $2,576. A household would also require a down payment of approximately $47,500.

Clearly, the strata condo apartment unit is one of the most affordable forms of ownership tenure. The average reported selling price of $475,000 is the benchmark figure for the Metro Vancouver region. If one were to focus specifically on the Vancouver market, the MLS benchmark data suggests that the average selling price for a strata condo apartment unit is between $400,000 for the east side of Vancouver (up by 18% since April 2010) and $656,900 (up 28% since April 2010) for the west side of Vancouver.

- Total Households 264,575 **(2011 Census and May 2016 MLS data)**

		Total Owners 128,440				Renters 136,135
Income Distribution	Number of Households	Single detached (50th percentile)	Townhouse (50th percentile)	2+ bed condo (50th percentile)	2+ bed condo (20th percentile)	Private rental
Total	264,575	$880,332	$258,842	$193,796	$136,930	$45,760
$125k+	44,205					
$100K to 124,999	21,650					
$80K to 99,999	25,370					
$60K to 79,999	33,690					
$50K to 59,999	19,445					
$40K to 49,999	23,490					
$30K to 39,999	23,065					
$20K to 29,999	23,885					
$15K to 19,999	16,550					
$10k to $14,999	12,250					
Under $10K	20,970					
Housing Cost		$4,880,000	$1,398,000	$1,097,000	$762,000	$1,144

Conclusions

It is clear that the supply and demand dynamics within the region have created challenges in terms of the types of policy choices and responses that are available to UBC. The analysis shows that the entire housing continuum is under pressure and that the region's high housing cost burden is creating significant housing stress for many UBC employees. Furthermore, competition for available rental units as well as increasing ownership demand, particularly in proximity in the Point Grey campus, has placed UBC at a competitive disadvantage when attracting and retaining staff and faculty.

Based on the feedback received through the survey and focus group sessions, it is fair to say that many faculty and staff members perceive their housing situation as favourable. This perception is largely held by the older more established faculty and staff members who have been successful in getting into the ownership market and who are benefitting from the current increase in prices. Conversely, there is a certain level of frustration expressed by those who feel that their housing and family situation falls far short of their expectations and needs along a number of different dimensions including price, proximity to campus, affordability and suitability.

While UBC has made targeted policy choices and strategic investments to address the housing stress for some employees, the imbalance within the broader regional market has meant that the traditional "housing career" for many has been interrupted. The traditional pattern of successive moves "up the tenure ladder" from renter to owner culminating in single family home ownership is becoming elusive. While many acknowledge that UBC is a housing innovator there remains a sense of frustration and uncertainty about Vancouver's broader housing market. Housing pressures and insecurity was reportedly a major factor for many respondents in their assessment of career path and future plans.

In looking to the near future, it is likely that the external market forces will continue to drive housing demand on campus. We anticipate that available resources will always be over-subscribed. Most participants in the survey and focus groups understand that the regional market dictates the opportunities and challenges for available housing and that UBC's interventions can provide welcome but limited relief from these forces. The survey findings have shown that there is a real interest from across many faculty and staff to live on campus and to continue to work to help shape the UBC community. UBC is a credible voice and a significant housing innovator in work force housing and can play an important role in drawing governments' attention to the types of investments and regulatory changes that are needed to help strengthen the current housing system.

2.0 2016 Survey Response

This section provides an overview of the results from the 2016 Staff and Faculty Housing Survey released by UBC in March 2016. This report builds on the results of an earlier study completed by McClanaghan & Associates for UBC in 2010. The information in this section looks at the feedback received from the 641 faculty members and the 1,628 staff who responded to the survey. The discussion and analysis in this section looks at:

- The employment history of survey respondents (faculty and staff);
- Their housing history, including current housing situation and future housing plans;
- Their current tenure arrangements, their interest and desire to live closer to or on campus, and their future housing choices including rental and ownership;
- Their satisfaction with their current housing situation, including their preferences in terms of different housing characteristics, amenities and services;
- Their reported frequency of use of different services and amenities.

The survey also looked at the different housing and living arrangements reported across survey respondents (faculty and staff) including the general social, demographic, and economic profile of the different households who responded to the survey. This section includes comparative information across staff and faculty members who responded to the survey. Some of the specific considerations included are difference in family/household sizes including information on the number of dependents falling into different age cohorts.

2.1 General Profile

Question 1. How long have you worked for UBC?

Faculty Responses

Of the 640 faculty members who responded to this question, 196 faculty members (31%) indicated that they have worked for UBC for 3 years or less. There were an additional 76 faculty members (12%) who indicated that they had worked at UBC for between 3 and 5 years. At the same time, 368 faculty members (58%) indicated that they had worked for UBC for 5 years or more.

Staff Responses

Of the 1,627 staff members who responded to this question, 448 staff members (28%) indicated that they have worked for UBC for 3 years or less. There were also 272 staff members (17%) who indicated that they had worked at UBC for between 3 and 5 years. At the same time, 907 staff members (56%) indicated that they had worked for UBC for 5 years or more.

Table 1: Length of time working at UBC

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 6 months	116	5.1%	34	5.3%	82	5.0%
6 months to 1 year	129	5.7%	50	7.8%	79	4.9%
1 to 3 years	399	17.6%	112	17.5%	287	17.6%
3 to 5 years	348	15.3%	76	11.9%	272	16.7%
5 to 10 years	511	22.5%	136	21.3%	374	23.0%
10 to 20 years	512	22.5%	153	23.9%	357	21.9%
20 years or longer	257	11.3%	79	12.3%	176	10.8%
Total	2,272	100.0%	640	100.0%	1,627	100.0%

Question 2. What is your current employment status?

Faculty Responses

Of the faculty members who responded 563 (88%) were employed full-time. There were also 27 faculty members (4%) who indicated that they work part-time as well as 61 faculty members (10%) who indicated that they were permanent and 75 faculty members (12%) who indicated that they were contract or grant tenure. In some cases, faculty members may have identified more than one category.

Staff Responses

Of the staff members who responded 1,442 (89%) were employed full-time. There were also 129 staff members (8%) who indicated that they work part-time as well as 249 staff members (15%) who indicated that they were permanent and 89 staff members (6%) who indicated that they were contract or grant tenure. In some cases, staff members may have identified more than one category.

Table 2: Type of employment

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Full Time	2,009	83.6%	563	87.8%	1,442	88.6%
Part Time	156	6.5%	27	4.2%	129	7.9%
Permanent	310	12.9%	61	9.5%	249	15.3%
Contract/Grant Tenure	165	6.9%	75	11.7%	89	5.5%
Total	2,404	--	641	--	1,628	--

Question 3. Not including you, how many other adult members (age 19 or older) of your household work full time? Part Time?

There were 1,727 respondents who indicated that there were other adult members in their household 19 or older who worked full-time and 737 respondents who indicated that there were other adult members in their household 19 or older who worked part-time.

Table 3: Adult members (age 19 or older) of your household work full time? Part Time?

	Full-time		Part-time	
	Number	%	Number	%
Zero	381	22.1%	370	50.2%
One	1037	60.0%	281	38.1%
Two	168	9.7%	--	0.0%
Three	40	2.3%	--	0.0%
No response	101	5.8%		11.7%
Total responses	1,727	100.0%	737	100.0%

Question 4. At which campus do you primarily work?

Faculty Responses

When asked about the specific location of their work, the majority of faculty members (92%) indicated that they work at the Vancouver/Point Grey location. This represents 590 faculty members. There were 49 faculty members (8%) who indicated that they work at one of the other work locations including a hospital site other than Point Grey.

Staff Responses

When asked about the specific location of their work, the 1,412 (87%) indicated that they work at the Vancouver/Point Grey location. There were also 23 staff members (1%) who reported that they worked at Robson Square and approximately 25 staff members who reported that they worked at other locations around the City. There were also 164 staff members (10%) who indicated that they work at one of the hospital sites other than Point Grey.

Table 4: Primary work location

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Vancouver/Point Grey	2,005	88.5%	590	92.3%	1,412	86.9%
Robson Square	23	1.0%	0	--	23	1.4%
Hospital Site (Other than Point Grey)	208	9.2%	44	6.9%	164	10.1%
Great Northern Way	0	0.0%	0	--	0	0.0%
Other	30	1.3%	5	0.8%	25	1.5%
Total	2,266	100.0%	641	100.0%	1,624	100.0%

Question 5. What is your employment category?

This question had a very low response rate and interpreting the response could be skewed by low response bias.

Table 5: Employment category

Responses	Full-time
12 month lecturer	5
Librarian	4
Post doctoral fellow	4
Athletics and recreation	3
Faculty lecturer	2
Research Assistant	2
Other (single response answers)	21
Total	41

2.2 Tell us about where you live

Question 6. What is your postal code?

The responses are as follows:

Residence by Municipality and Largest Postal code							
V6T	159	%	Vancouver	V7L	18	%	North & WestVan
V6K	142		"	V7M	11		"
V6S	119		"	V7R	9		"
V6R	111		"	V7K	8		"
V6J	81		"	V7J	7		"
V5T	74		"	Other codes	30		"
V6H	63		"	Sub-total	83	4.3%	North Van
V5Z	63		"				
V6P	52		"	V3R	11		Surrey
V5V	52		"	V4N	9		"
V6G	50		"	V3T	7		"
V6E	49		"	V3W	6		"
V5N	42		"	Other codes	17		"
V6M	40		"	Sub-total	50	2.6%	Surrey
V6B	34		"				
V5P	33		"	V3L	14		New West
V5R	29		"	V3M	13		"
V6N	28		"	Sub-total	27	1.4%	New West
V5S	28		"				
other codes	201		"	V3K	6		Coquitlam
Sub-total	1450	75.4%	Vancouver	V3J	6		"
				V3C	6		"
V7E	38		Richmond	V3B	6		"
V7C	33		"	V3E	5		"
V6Y	26		"	Sub-total	29	1.5%	Coquitlam
V6X	18		"				
V7A	8		"	V4K	11		Delta
Sub-total	123	6.4%	Richmond	V4C	10		"
				V4E	7		"
V5H	23		Burnaby	Other codes	8		"
V3N	21		"	Sub-total	36	1.9%	Delta
V5C	14		"				
V5A	13		"	various	8	0.4%	Langley
other codes	35		"	various	3	0.2%	Abbottsford
Sub-total	106	5.5%	Burnaby	various	8	0.4%	White rock
				Total Postal Code Count	**1,923**	**100.0%**	

Note: A small number of Postal Codes were inconsistent with the formal municipality boundary.

Question 7. In which municipality do you currently live?

Faculty and Staff Responses Compared

The majority of faculty members were from Vancouver (62%) followed by UBC campus (23%), North Vancouver (3.7%), Richmond (2.7%), or Burnaby (2.5%). The staff members were from a broader geographic area. However, in many ways the geographic distribution of the staff was somewhat similar with 969 respondents (63%) reporting that they live in Vancouver. There were 132 staff members (9%) who reported that they were already living on UBC campus and/or in the UEL.

Table 6: Home community (faculty and staff responses compared)

	Faculty Responses		Staff Responses	
	Number	%	Number	%
Vancouver	370	61.7%	969	62.6%
UBC Campus	136	22.7%	114	7.4%
North Vancouver (City and District)	22	3.7%	58	3.7%
Richmond	16	2.7%	122	7.9%
Burnaby	15	2.5%	105	6.8.%
Surrey	4	0.7%	48	3.1%
Delta	10	1.7%	31	2.0%
West Vancouver	10	1.7%	4	0.3%
New Westminster	6	1.0%	24	1.6%
Coquitlam	0	--	25	1.6%
UEL	0	--	18	1.2%
White Rock	2	0.3%	4	0.3%
Port Coquitlam	2	0.3%	7	0.5%
Port Moody	2	0.3%	12	0.8%
Langley (District)	1	0.2%	1	0.1%
Langley (City)	0	--	0	0.0%
Maple Ridge	1	0.2%	3	0.2%
Pitt Meadows	1	0.2%	1	0.1%
Belcarra	0	--	0	0.0%
Bowen Island	2	0.3%	0	0.0%
Lions Bay	0	--	1	0.1%
Total	600	100%	1,565	100.0%

Question 8. Where on campus do you live?

Faculty Responses

Of the 136 faculty members (21%) indicating that they live on the UBC campus, 58 faculty members (43%) lived in Wesbrook Place, while 56 faculty members (41%) lived in Hawthorn Place. There were 8 faculty members (6%) who live in Hampton Place and 2 faculty members (2%) who lived in Chancellor Place. There were also 9 faculty members (7%) who indicated that they live elsewhere on campus and 3 faculty members (2%) who live on the East Campus.

Staff Responses

Of the 114 staff members (6%) indicating that they live on the UBC campus, 51 staff members (45%) lived in Wesbrook Place, while 37 staff members (33%) lived in Hawthorn Place. There were also 5 staff members (4%) who lived in Hampton Place and 4 staff members (4%) who lived in either Chancellor Place or the East Campus.

Table 7: Those living on campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Wesbrook Place	109	43.6%	58	42.6%	51	44.7%
Hawthorn Place	93	37.2%	56	41.2%	37	32.5%
Hampton Place	13	5.2%	8	5.9%	5	4.4%
Chancellor Place	6	2.4%	2	1.5%	4	3.5%
East Campus	7	2.8%	3	2.2%	4	3.5%
Other	22	8.8%	9	6.6%	13	11.4%
Total	250	100.0%	136	100.0%	114	100.0%

Question 9. Would you like to live closer to the UBC campus?

Faculty Responses

When asked if they would like to live closer to campus, 221 faculty members (45%) indicated that they would like to live closer to campus while 266 faculty members (55%) indicated that they would not like to live closer to campus.

Staff Responses

When asked if they would like to live closer to campus, 858 staff members (58%) indicated that they would like to live closer to campus while 626 staff members (42%) indicated that they would not like to live closer to campus.

Table 8: Desire to live closer to campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Yes/Perhaps	1,079	54.7%	221	45.4%	858	57.8%
No	895	45.3%	266	54.6%	626	42.2%
Total	1,974	100.0%	487	100.0%	1,484	100.0%

Question 10. In what type of housing do you currently live?

Faculty Responses

When asked about their current housing arrangements, 297 faculty members (48%) indicated they live in an apartment (high rise or low rise). There were also 157 faculty members (26%) who live in a single detached home as well as 93 faculty members (15%) who live in in either a semi-detached, townhouse or row house unit. There were 60 faculty members (10%) who indicated they live in a suite in a house.

Staff Responses

When asked about their current housing arrangements, 767 staff members (49%) indicated they live in an apartment (high rise or low rise). There were also 390 staff members (25%) who live in a single detached home as well as 212 staff members (14%) who live in in either a semi-detached, townhouse or row house unit. There were 162 staff members (10%) who indicated they live in a suite in a house.

Table 9: Current housing arrangements – housing type

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
A single detached home	549	25.0%	157	25.5%	390	24.7%
A semi-detached home	65	3.0%	26	4.2%	39	2.5%
A townhouse or row house	241	11.0%	67	10.9%	173	11.0%
A low or high rise apartment	1,064	48.5%	297	48.3%	767	48.7%
A suite in a house	222	10.1%	60	9.8%	162	10.3%
Other	53	2.4%	8	1.3%	45	2.9%
Total	2,194	100.0%	615	100.0%	1,576	100.0%

Question 11. For your next move, please indicate the physical housing type you are looking for.

Faculty Responses

When asked about their preferred housing choice for future moves, 132 faculty members (21%) indicated that they did not intend to move. There were also 132 faculty members (21%) who indicated they would like to move to a single detached home in their next move. Similarly, 200 faculty members (32%) indicated they would prefer a semi-detached, townhouse or row house unit as well as 119 faculty members (19%) who would prefer an apartment (low rise or high rise) for their next move.

Staff Responses

When asked about their preferred housing choice for future moves, 262 staff members (17%) indicated that they did not intend to move. There were also 306 staff members (20%) who indicated they would like to move to a single detached home in their next move. Similarly, 427 staff members (27%) indicated they would prefer a semi-detached, townhouse or row house unit as well as 468 staff members (30%) who would prefer an apartment (low rise or high rise) for their next move.

Table 10: Preferred housing type –future housing plans

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
A single detached home	438	20.0%	132	21.4%	306	19.5%
A semi-detached home and duplex	144	6.6%	63	10.2%	81	5.2%
A townhouse or row house	484	22.1%	137	22.2%	346	22.0%
A low or high rise apartment	587	26.8%	119	19.3%	468	29.8%
A suite in a house	36	1.6%	4	0.6%	32	2.0%
Other	106	4.8%	30	4.9%	76	4.8%
Do not intend to move	396	18.1%	132	21.4%	262	16.7%
Total	2,191	100.0%	617	100.0%	1,571	100.0%

Question 12. If applicable, please briefly tell us about the kinds of constraint(s) keeping you from selecting your preferred housing type?

There were a total of 2,589 individuals who responded to this question.

Responses	Number of Respondents
Affordability	1,611
Lack of choices	306
Commute and proximity to work	252
Income/Salary	158
Family issues/concerns	80
Need for pet-friendly housing	60
Lack of a down payment	35
Insecure work situation	29
Lack of affordable housing on campus	18
Competitive market	17
Lack of UBC assistance	9
Neighbourhood concerns	8
Transactional costs	6
Total	2589

Question 13. How long have you lived at your current address?

Faculty Responses

When asked about how long they have lived at their current address, 126 faculty members (20%) indicated that they had lived at their current address for less than 1 year. At the same time, 257 faculty members (42%) indicated that they have lived at their current address between 1 and 5 years. An additional 234 faculty members (38%) indicated that they have lived at their current address for more than 5 years including 120 faculty members (19%) who indicated that they have lived at their current address for more than 10 years.

Staff Response

When asked about how long they have lived at their current address, 271 staff members (17%) indicated that they had lived at their current address for less than 1 year. At the same time, 646 staff members (41%) indicated that they have lived at their current address between 1 and 5 years. There were an additional 655 staff members (42%) indicating that they have lived at their current address for more than 5 years including 336 staff members (21%) who indicated that they have lived at their current address for more than 10 years.

Table 11: Length of time at current address

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 1 year	397	18.1%	126	20.4%	271	17.2%
1 to 2 years	328	15.0%	105	17.0%	223	14.2%
2 to 5 yeas	575	26.2%	152	24.6%	423	26.9%
5 to 10 years	434	19.8%	114	18.5%	319	20.3%
10 to 20 years	458	20.9%	120	19.4%	336	21.4%
Total	2,192	100.0%	617	100.0%	1,572	100.0%

Question 14. How long have you lived in the Metro Vancouver Region?

Faculty Responses

When asked how long they had lived in the Metro Vancouver region, 58 faculty members (10%) indicated that they have lived in the Metro Vancouver region for less than 1 year. There were an additional 148 faculty members (24%) who indicated that they have lived in Metro Vancouver for between 1 and 5 years. There were also 280 faculty members (46%) indicating that they have lived in Metro Vancouver for between 5 and 20 years including 125 faculty members (21%) who have lived in the Metro Vancouver region for 20 years or longer.

Staff Responses

When asked how long they had lived in the Metro Vancouver region, 35 staff members (2%) indicated that they have lived in the Metro Vancouver region for less than 1 year. There were an additional 212 staff members (14%) indicating that they have lived in Metro Vancouver for between 1 and 5 years. There were also 650 staff members (42%) indicating that they have lived in Metro Vancouver for between 5 and 20 years including 653 staff members (42%) who have lived in the Metro Vancouver region for 20 years or longer.

Table 12: Length of time living in the Metro Vancouver region

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 1 year	93	4.3%	58	9.5%	35	2.3%
1 to 2 years	94	4.3%	54	8.8%	40	2.6%
2 to 5 yeas	266	12.3%	94	15.4%	172	11.1%
5 to 10 years	375	17.3%	120	19.6%	254	16.4%
10 to 20 years	556	25.7%	160	26.2%	396	25.5%
More than 20 years	780	36.0%	125	20.5%	653	42.1%
Total	2,164	100.0%	611	100.0%	1,550	100.0%

Question 15. Which of the following best describes your current living arrangements?

Faculty Responses

When asked about their family and household arrangements, 98 faculty members (15%) indicated that they live alone. There were an additional 467 faculty members (73%) live with a partner or spouse (with or without children). Approximately 29 faculty members (5%) indicated that they are single parents

while 25 faculty members (4%) live in extended family arrangements. There were also 3 faculty members (less than 1%) who live at home with their parents and 14 faculty members (2%) who reported that they share with friends or roommates.

Staff Responses

When asked about their family and household arrangements, 308 staff members (19%) indicated that they live alone. There were an additional 980 staff members (60%) live with a partner or spouse (with or without children). Approximately 51 staff members (3%) indicated that they are single parents while 103 staff members (6%) reported that they live in extended family arrangements. There were also 86 staff members (5%) who live at home with their parents and 83 staff members (5%) who reported that they share with friends or roommates.

Table 13: Family and household arrangements

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
I live alone	406	17.7%	98	15.3%	308	18.7%
I live with my partner/spouse with no dependent children	677	29.6%	179	28.0%	495	30.1%
I live with my partner/spouse and dependent children	773	33.7%	288	45.0%	485	29.5%
I am a single parent and live with dependent children	80	3.5%	29	4.5%	51	3.1%
I have extended family member(s) (e.g. parent, in-law) living with me permanently or for more than 6 months a year.	98	4.3%	16	2.5%	82	5.0%
I have extended family member(s) (e.g. parent, in-law) living with me for extended visits of 2-6 months a year	30	1.3%	9	1.4%	21	1.3%
I share my housing with friends or room mates	97	4.2%	14	2.2%	83	5.0%
I live in the home of my parents or extended family	91	4.0%	3	0.5%	86	5.2%
Other	39	1.7%	4	0.6%	35	2.1%
Total	2,291	100.0%	640	100%	1,646	100.0%

Question 16. How many bedrooms are in your current home?

Faculty Responses

When asked about the number of bedrooms in their home, 119 faculty members (19%) indicated that they live in a 1-bedroom unit while 209 faculty members (34%) indicated that they live in a 2-bedroom unit. There were 270 faculty members (44%) who indicated that they live in a unit with 3 bedrooms or more. There were also 15 faculty members (2%) who indicated that they live in a bachelor unit.

Staff Responses

When asked about the number of bedrooms in their home, 449 staff members (29%) indicated that they live in a 1-bedroom unit while 469 staff members (30%) indicated that they live in a 2-bedroom unit. There were 593 staff members (38%) who indicated that they live in a unit with 3 bedrooms or more. There were also 53 staff members (3%) who indicated that they live in a bachelor unit.

Table 14: Number of bedrooms

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Bachelor unit	68	3.1%	15	2.4%	53	3.4%
1-bedroom	568	26.1%	119	19.4%	449	28.7%
2-bedrooms	679	31.1%	209	34.1%	469	30.0%
3-bedrooms	518	23.8%	173	28.2%	343	21.9%
4 or more bedrooms	347	15.9%	97	15.8%	250	16.0%
Total	2,180	100.0%	613	100.0%	1,564	100.0%

Question 17. How long do you expect to continue to live at your current address?

Faculty Responses

When asked how long they plan to remain living at their current address, 95 faculty members (16%) indicated that they expected to remain living at their current address for less than 1 year. There were an additional 241 faculty members (40%) who indicated that they expected to remain living at their current address between for between 1 and 5 years. As well, there were 146 faculty members (24%) who indicated that they expected to remain living at their current address for more than 5 years while an additional 131 faculty members (21%) indicated that they were unsure of their future plans.

Staff Responses

When asked how long they plan to remain living at their current address, 195 staff members (13%) indicated that they expected to remain living at their current address for less than 1 year. There were also 662 staff members (42%) indicating they expected to remain living at their current address between for between 1 and 5 years. As well, there were 343 staff members (22%) who indicated that they expected to remain living at their current address for more than 5 years while 363 staff members (23%) indicated that they were unsure of their future plans.

Table 15: Plans to remain at current address

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 1 year	290	13.3%	95	15.5%	195	12.5%
1 to 2 years	435	19.9%	134	21.9%	301	19.2%
2 to 5 years	468	21.5%	107	17.5%	361	23.1%
More than 5 years	492	22.6%	146	23.8%	343	21.9%
Unsure	496	22.7%	131	21.4%	365	23.3%
Total	2,181	100.0%	613	100.0%	1,565	100.0%

Neighbourhood Characteristics, Services, and Amenities

Question 18. Prior to accepting employment at UBC, what was your home community?

Faculty Responses

When asked where they had lived prior to accepting employment with UBC, 263 faculty members (56%) reported they had been living outside of Canada. There were an additional 80 faculty members (17%)

who indicated that they were from elsewhere in Canada. Approximately 32 faculty members (7%) indicated that they were from elsewhere in Metro Vancouver while 15 faculty members (3%) were from elsewhere in B.C. There were also 82 faculty members (17%) who reported that they previously lived in Vancouver or UBC.

Staff Responses

When asked where they had lived prior to accepting employment with UBC, 620 staff members (51%) reported that they were from Vancouver or UBC while 323 staff members (26%) indicated that they were from elsewhere in the Metro Vancouver region. There were also 82 staff members who were from elsewhere in B.C. (7%) and 114 staff members who lived elsewhere in Canada (9%). There were 85 staff members (7%) who were from outside of Canada.

Table 16: Previous home community before joining UBC

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Elsewhere in Metro Vancouver	355	20.9%	32	6.8%	323	26.4%
Elsewhere in British Columbia	97	5.7%	15	3.2%	82	6.7%
Elsewhere in Canada	195	11.5%	80	16.9%	114	9.3%
Outside of Canada	348	20.5%	263	55.7%	85	6.9%
UBC or Vancouver	704	41.4%	82	17.4%	620	50.7%
Total	1,699	100.0%	472	100.0%	1,224	100.0%

Use of Neighbourhood Services and Amenities

Question 19. How frequently do you use the following campus services and amenities?

Priority Use of Neighbourhood Services and Amenities

The following table shows the general patterns of service use across faculty members in terms of their use of neighbourhood services and amenities on UBC campus. The responses are organized according to the number of respondents reporting that they frequently or somewhat frequently use the various services or amenities with the list of the amenities reported going from the most frequently used services and amenities to those that are used more infrequently. In looking at the responses across faculty members, the findings suggest that the neighbourhood services (retail and food outlet), grocery store and Wesbrook Village commercial amenities were the most frequently used services and amenities reported across faculty members.

The following table shows the top ranked services and amenities identified by faculty and staff based on the frequency of use (very frequently and somewhat frequently).

Table 17: Priority ranking use of UBC services and amenities

	Faculty Responses		Staff Responses	
	Number	%	Number	%
Food and Drink Outlets	314	49.0%	709	43.6%
Grocery Stores	162	25.3%	269	16.5%
Wesbrook Village Commercial Area	141	22.0%	272	16.7%
Child Care Services	93	14.5%	77	4.7%
Retail Outlets	88	13.7%	169	10.4%
Other UBC Recreational Services	72	11.2%	104	6.4%
Gardens	58	9.0%	104	6.4%
Museums	53	8.3%	69	4.2%
Acquatic Centre	52	8.1%	57	3.5%
Chan Centre	48	7.5%	45	2.8%
Athletic Fields	46	7.2%	48	2.9%
Wesbrook Community Centre	44	6.9%	44	2.7%
Hawthorn Community Centre (Old Barn)	38	5.9%	29	1.8%

Food and drink outlets

Faculty Responses

When asked about the frequency of their use of food and drink outlets at UBC, 314 faculty members (49%) indicated that they used food and drink outlets very frequently or somewhat frequently. At the same time, 191 faculty members (32%) indicated that they used food and drink outlets either occasionally or somewhat infrequently. There were 90 faculty members (15%) who indicated that they used food and drink outlets very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of food and drink outlets at UBC, 709 staff members (43.6%) indicated that they used food and drink outlets very frequently or somewhat frequently. At the same time, 494 staff members (32%) indicated that they used food and drink outlets either occasionally or somewhat infrequently. There were 347 staff members (22%) who indicated that they used food and drink outlets very infrequently or not at all (i.e. not applicable).

Table 18: Frequency of use of food and drink outlets

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	603	28.5%	189	31.8%	412	26.6%
Somewhat frequently	422	19.9%	125	21.0%	297	19.2%
Occasionally	503	23.8%	143	24.0%	360	23.2%
Somewhat infrequently	182	8.6%	48	8.1%	134	8.6%
Very infrequently	350	16.5%	79	13.3%	270	17.4%
Not applicable	88	4.2	11	1.8%	77	5.0%
Total	2,116	100.0%	595	100.0%	1,550	100.0%

Retail outlets

Faculty Responses

When asked about the frequency of their use of the retail outlets at UBC, 88 faculty members (15%) indicated that they used the retail outlets very frequently or somewhat frequently. At the same time, 233 faculty members (40%) indicated that they used the retail outlets occasionally or somewhat infrequently. There were 266 faculty members (45%) who indicated that they used the retail outlets very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the retail outlets at UBC, 169 staff members (11%) indicated that they used the retail outlets very frequently or somewhat frequently. At the same time, 585 staff members (38%) indicated that they used the retail outlets occasionally or somewhat infrequently. There were 775 staff members (51%) who indicated that they used the retail outlets very infrequently or not at all (i.e., not applicable).

Table 19: Frequency of use of retail outlets

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	89	4.2%	36	6.1%	53	3.5%
Somewhat frequently	169	8.0%	52	8.9%	116	7.6%
Occasionally	489	23.1%	146	24.9%	343	22.4%
Somewhat infrequently	329	15.5%	87	14.8%	242	15.8%
Very infrequently	870	41.1%	233	39.7%	635	41.5%
Not applicable	173	8.2%	33	5.6%	140	9.2%
Total	2,119	100.0%	587	100.0%	1,529	100.0%

Aquatic Centre

Faculty Responses

When asked about the frequency of their use the UBC aquatic centre, 52 faculty members (9%) indicated that they used the aquatic centre very frequently or somewhat frequently. At the same time, 108 faculty members (18%) indicated that they used the aquatic centre either occasionally or somewhat infrequently. There were 426 faculty members (73%) who indicated that they used the aquatic centre very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use the UBC aquatic centre, 57 staff members (4%) indicated that they used the aquatic centre very frequently or somewhat frequently. At the same time, 189 staff members (12%) indicated that they used the aquatic centre either occasionally or somewhat infrequently. There were 1,280 staff members (84%) who indicated that they used the aquatic centre very infrequently or not at all (i.e. not applicable).

Table 20: Frequency of use of the aquatic centre

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	54	2.5%	25	4.3%	29	1.9%
Somewhat frequently	55	2.6%	27	4.6%	28	1.8%
Occasionally	152	7.2%	61	10.4%	91	6.0%
Somewhat infrequently	145	6.8%	47	8.0%	98	6.4%
Very infrequently	1,156	54.6%	307	52.4%	847	55.5%
Not applicable	553	26.1%	119	20.3%	433	28.4%
Total	2,119	100.0%	586	100.0%	1,526	100.0%

Athletic fields

Faculty Responses

When asked about the frequency of their use the athletic fields at UBC 46 faculty members (8%) indicated that they used the athletic fields very frequently or somewhat frequently. At the same time, 94 faculty members (16%) indicated that they used the athletic fields either occasionally or somewhat infrequently. There were 446 faculty members (76%) who indicated that they used the athletic fields very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use the athletic fields at UBC, 48 staff members (3%) indicated that they used the athletic fields very frequently or somewhat frequently. At the same time, 179 staff members (12%) indicated that they used the athletic fields either occasionally or somewhat infrequently. There were 1,295 staff members (85%) who indicated that they used the athletic fields very infrequently or not at all (i.e. not applicable).

Table 21: Frequency of use of the athletic fields

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	36	1.7%	14	2.4%	22	1.4%
Somewhat frequently	58	2.7%	32	5.5%	26	1.7%
Occasionally	127	6.0%	45	7.7%	82	5.4%
Somewhat infrequently	146	6.9%	49	8.4%	97	6.4%
Very infrequently	1107	52.4%	307	52.4%	798	52.4%
Not applicable	637	30.2%	139	23.7%	497	32.7%
Total	2,111	100.0%	586	100.0%	1,522	100.0%

Other UBC recreational services

Faculty Responses

When asked about the frequency of their use of other UBC recreational services, 72 faculty members (12%) indicated that they used other UBC recreational services very frequently or somewhat frequently. At the same time, 126 faculty members (22%) indicated that they used other UBC recreational services either occasionally or somewhat infrequently. There were 383 faculty members (66%) who indicated that they used other UBC recreation services very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of other UBC recreational services, 104 staff members (7%) indicated that they used other UBC recreational services very frequently or somewhat frequently. At the same time, 287 staff members (19%) indicated that they used other UBC recreational services either occasionally or somewhat infrequently. There were 1,129 staff members (74%) who indicated that they used other UBC recreation services very infrequently or not at all (i.e. not applicable).

Table 22: Frequency of use of other UBC recreational

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	75	3.6%	26	4.5%	49	3.2%
Somewhat frequently	101	4.8%	46	7.9%	55	3.6%
Occasionally	197	9.3%	67	11.5%	130	8.6%
Somewhat infrequently	216	10.2%	59	10.2%	157	10.3%
Very infrequently	1,017	48.2%	272	46.8%	743	48.9%
Not applicable	498	23.6%	111	19.1%	386	25.4%
Total	2,111	100.0%	581	100.0%	1,520	100.0%

Museums

Faculty Responses

When asked about the frequency of their use of the museums at UBC, 53 faculty members (9%) indicated that they used the museums very frequently or somewhat frequently. At the same time, 295 faculty members (50%) indicated that they used the museums either occasionally or somewhat

infrequently. There were 241 faculty members (41%) who indicated that they used the museums very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the museums at UBC, 69 staff members (5%) indicated that they used the museums very frequently or somewhat frequently. At the same time, 586 staff members (38%) indicated that they used the museums either occasionally or somewhat infrequently. There were 869 staff members (57%) who indicated that they used the museums very infrequently or not at all (i.e. not applicable).

Table 23: Frequency of the use of the museums

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	26	1.2%	11	1.9%	15	1.0%
Somewhat frequently	96	4.5%	42	7.1%	54	3.5%
Occasionally	426	20.1%	146	24.8%	279	18.3%
Somewhat infrequently	456	21.6%	149	25.3%	307	20.1%
Very infrequently	907	42.9%	208	35.3%	697	45.7%
Not applicable	205	9.7%	33	5.6%	172	11.3%
Total	2,116	100.0%	589	100.0%	1,524	100.0%

Gardens (e.g., Botanical Gardens or Nitobe Garden)

Faculty Responses

When asked about the frequency of their use of the gardens at UBC, 58 faculty members (10%) indicated that they used the gardens very frequently or somewhat frequently. At the same time, 276 faculty members (47%) indicated that they used the gardens either occasionally or somewhat infrequently. There were 252 faculty members (43%) who indicated that they used the gardens very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the gardens at UBC, 104 staff members (7%) indicated that they used the gardens very frequently or somewhat frequently. At the same time, 595 staff members (39%) indicated that they used the gardens either occasionally or somewhat infrequently. There were 830 staff members (54%) who indicated that they used the gardens very infrequently or not at all (i.e., not applicable).

Table 24: Frequency of the use of the gardens

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	38	1.8%	17	2.9%	21	1.4%
Somewhat frequently	124	5.9%	41	7.0%	83	5.4%
Occasionally	416	19.6%	124	21.2%	291	19.0%
Somewhat infrequently	456	21.5%	152	25.9%	304	19.9%
Very infrequently	878	41.5%	219	37.4%	657	43.0%
Not applicable	206	9.7%	33	5.6%	173	11.3%
Total	2,118	100.0%	586	100.0%	1,529	100.0%

Chan Centre (concerts, theatre)

Faculty Responses

When asked about the frequency of their use of the Chan Centre, 48 faculty members (8%) indicated that they used the Chan Centre very frequently or somewhat frequently. At the same time, 232 faculty members (40%) indicated that they used the Chan Centre either occasionally or somewhat infrequently. There were 305 faculty members (52%) who indicated that they used the Chan Centre very infrequently or not at all (i.e., not applicable).

Staff Responses

When asked about the frequency of their use of the Chan Centre, 45 staff members (3%) indicated that they used the Chan Centre very frequently or somewhat frequently. At the same time, 468 staff members (31%) indicated that they used the Chan Centre either occasionally or somewhat infrequently. There were 1,017 staff members (66%) who indicated that they used the Chan Centre very infrequently or not at all (i.e., not applicable).

Table 25: Frequency of the use of the Chan Centre

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	22	1.0%	10	1.7%	12	0.8%
Somewhat frequently	71	3.4%	38	6.5%	33	2.2%
Occasionally	318	15.0%	104	17.8%	213	13.9%
Somewhat infrequently	384	18.1%	128	21.9%	255	16.7%
Very infrequently	1021	48.2%	260	44.4%	760	49.7%
Not applicable	302	14.3%	45	7.7%	257	16.8%
Total	2,118	100.0%	585	100.0%	1,530	100.0%

Grocery stores on campus

Faculty Responses

When asked about the frequency of their use of the grocery stores at UBC, 162 faculty members (28%) indicated that they used the grocery stores very frequently or somewhat frequently. At the same time, 163 faculty members (28%) indicated that they used the grocery stores either occasionally or somewhat

infrequently. There were 264 faculty members (45%) who indicated that they used the grocery stores very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the grocery stores at UBC, 269 staff members (18%) indicated that they used the grocery stores very frequently or somewhat frequently. At the same time, 498 staff members (33%) indicated that they used the grocery stores either occasionally or somewhat infrequently. There were 763 staff members (50%) who indicated that they used the grocery stores very infrequently or not at all (i.e. not applicable).

Table 26: Frequency of the use of the grocery stores on campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	230	10.8%	100	17.0%	130	8.5%
Somewhat frequently	201	9.5%	62	10.5%	139	9.1%
Occasionally	348	16.4%	91	15.4%	257	16.8%
Somewhat infrequently	315	14.8%	72	12.2%	241	15.8%
Very infrequently	745	35.1%	203	34.5%	541	35.4%
Not applicable	283	13.3%	61	10.4%	222	14.5%
Total	2,122	100.0%	589	100.0%	1,530	100.0%

Child care services on campus

Faculty Responses

When asked about the frequency of their use of the child care services at UBC, 93 faculty members (16%) indicated that they used the child care services very frequently or somewhat frequently. At the same time, 18 faculty members (3%) indicated that they used the child care services either occasionally or somewhat infrequently. There were 476 faculty members (81%) who indicated that they used the child care services very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the child care services at UBC, 77 staff members (5%) indicated that they used the child care services very frequently or somewhat frequently. At the same time, 38 staff members (3%) indicated that they used the child care services either occasionally or somewhat infrequently. There were 1,395 staff members (92%) who indicated that they used the child care services very infrequently or not at all (i.e., not applicable).

Table 27: Frequency of the use of the use of child care services on campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	158	7.5%	89	15.2%	69	4.6%
Somewhat frequently	12	0.6%	4	0.7%	8	0.5%
Occasionally	26	1.2%	9	1.5%	17	1.1%
Somewhat infrequently	30	1.4%	9	1.5%	21	1.4%
Very infrequently	446	21.1%	140	23.9%	306	20.3%
Not applicable	1,428	67.4%	336	57.2%	1,089	72.1%
Total	2,118	100.0%	587	100.0%	1,510	100.0%

Wesbrook Village commercial area and amenity area in South Campus

Faculty Responses

When asked about the frequency of their use of the Wesbrook Village commercial area and amenity, 141 faculty members (24%) indicated that they used Wesbrook Village very frequently or somewhat frequently. At the same time, 177 faculty members (30%) indicated that they used the Wesbrook Village either occasionally or somewhat infrequently. There were 268 faculty members (46%) who indicated that they used the Wesbrook Village very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of the Wesbrook Village commercial area and amenity, 272 staff members (18%) indicated that they used Wesbrook Village very frequently or somewhat frequently. At the same time, 455 staff members (30%) indicated that they used the Wesbrook Village either occasionally or somewhat infrequently. There were 796 staff members (52%) who indicated that they used the Wesbrook Village very infrequently or not at all (i.e. not applicable).

Table 28: Frequency of the use of the Wesbrook commercial area and amenity

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	213	10.1%	86	14.7%	127	8.3%
Somewhat frequently	200	9.5%	55	9.4%	145	9.5%
Occasionally	348	16.5%	96	16.4%	252	16.5%
Somewhat infrequently	285	13.5%	81	13.8%	203	13.3%
Very infrequently	733	34.7%	188	32.1%	543	35.7%
Not applicable	333	15.8%	80	13.7%	253	16.6%
Total	2,112	100.0%	586	100.0%	1,523	100.0%

Wesbrook Place Community Centre

Faculty Responses

When asked about the frequency of their use of Wesbrook Place Community Centre, 44 faculty members (8%) indicated that they used Wesbrook Place Community Centre very frequently or somewhat frequently. At the same time, 49 faculty members (8%) indicated that they used Wesbrook Place Community Centre either occasionally or somewhat infrequently. There were 491 faculty

members (84%) who indicated that they used Wesbrook Place Community Centre very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of Wesbrook Place Community Centre, 44 staff members (3%) indicated that they used Wesbrook Place Community Centre very frequently or somewhat frequently. At the same time, 94 staff members (6%) indicated that they used Wesbrook Place Community Centre either occasionally or somewhat infrequently. There were 1,390 staff members (91%) who indicated that they used Wesbrook Place Community Centre very infrequently or not at all (i.e., not applicable).

Table 29: Frequency of the use of the Wesbrook community centre

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	42	2.0%	22	3.8%	20	1.3%
Somewhat frequently	46	2.2%	22	3.8%	24	1.6%
Occasionally	75	3.5%	28	4.8%	47	3.1%
Somewhat infrequently	68	3.2%	21	3.6%	47	3.1%
Very infrequently	894	42.3%	266	45.5%	627	41.0%
Not applicable	990	46.8%	225	38.5%	763	49.9%
Total	2,115	100.0%	584	100.0%	1,528	100.0%

Hawthorn Place Community Centre (Old Barn)

Faculty Responses

When asked about the frequency of their use of Hawthorn Place Community Centre, 38 faculty members (7%) indicated that they used Hawthorn Place Community Centre very frequently or somewhat frequently. At the same time, 45 faculty members (8%) indicated that they used Hawthorn Place Community Centre either occasionally or somewhat infrequently. There were 498 faculty members (86%) who indicated that they used Hawthorn Place Community Centre very infrequently or not at all (i.e. not applicable).

Staff Responses

When asked about the frequency of their use of Hawthorn Place Community Centre, 29 staff members (2%) indicated that they used Hawthorn Place Community Centre very frequently or somewhat frequently. At the same time, 63 staff members (4%) indicated that they used Hawthorn Place Community Centre either occasionally or somewhat infrequently. There were 1,421 staff members (94%) who indicated that they used Hawthorn Place Community Centre very infrequently or not at all (i.e., not applicable).

Table 30: Frequency of the use of the Hawthorn Place Community Centre

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very frequently	33	1.6%	18	3.1%	15	1.0%
Somewhat frequently	34	1.6%	20	3.4%	14	0.9%
Occasionally	59	2.8%	29	5.0%	30	2.0%
Somewhat infrequently	49	2.3%	16	2.8%	33	2.2%
Very infrequently	887	42.3%	261	44.9%	625	41.3%
Not applicable	1,035	49.4%	237	40.8%	796	52.6%
Total	2,097	100.0%	581	100.0%	1,513	100.0%

2.3 Reported Levels of Satisfaction for Features of Current Housing

Question 20. On a scale from very satisfied to very dissatisfied, please indicate your general level of satisfaction with the following related to your current housing.

Overall Ranking of Reported Satisfaction Levels

The following table shows the top ranked features of their housing identified by faculty and staff based on the number of faculty members reporting that they were satisfied or very satisfied with the different aspects of their current housing.

Table 31: Overall ranking of reported satisfaction levels

	Faculty Responses		Staff Responses	
	Number	%	Number	%
Safety in the neighbourhood	541	91.7%	1,317	80.9%
Satisfaction with the neighbourhood	504	85.4%	1,284	78.9%
Commercial services and amenities	496	84.1%	1,296	79.6%
Proximity to transit	473	80.2%	1,151	70.7%
Proximity to recreational opportunities	460	78.0%	1,161	71.3%
Convenience and effectiveness of the recycling facilities	412	69.8%	1,092	67.1%
Proximity to social and cultural opportunities	407	69.0%	1,054	64.7%
Security of the building	401	68.0%	1,005	61.7%
Level of privacy	392	66.4%	1,075	66.0%
Proximity to employment	387	65.6%	789	48.5%
Noise levels from neighbours	379	64.2%	962	59.1%
Design and layout of the housing	372	63.1%	986	60.6%
Physical condition of the housing	357	60.5%	920	56.5%
Size of the living area	355	60.2%	953	58.5%
Overall housing situation	342	58.0%	955	58.7%
Size of the bedrooms	342	58.0%	947	58.2%
Energy efficiency of the housing	309	52.4%	697	42.8%
Size and design of the storage (internal)	258	43.7%	718	44.1%
Sociability of the building	246	41.7%	648	39.8%
Size and design of the storage (external)	237	40.2%	646	39.7%
Affordability of their housing	160	27.1%	565	34.7%

Your overall housing situation

Faculty Responses

When asked about their satisfaction with their overall housing situation, 342 faculty members (57%) indicated that they were satisfied or very satisfied with their overall housing situation. At the same time, 209 faculty members (35%) indicated that they were not satisfied with 64 faculty members (11%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their overall housing situation, 955 staff members (63%) indicated that they were satisfied or very satisfied with their overall housing situation. At the same time,

381 staff members (25%) indicated that they were not satisfied with 99 staff members (7%) indicating that they were very dissatisfied.

Table 32: Reported satisfaction –overall housing situation

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	428	20.2%	111	18.7%	316	20.8%
Somewhat satisfied	871	41.2%	231	38.8%	639	42.1%
Neither satisfied nor dissatisfied	227	10.7%	44	7.4%	182	12.0%
Somewhat dissatisfied	427	20.2%	145	24.4%	282	18.6%
Very dissatisfied	163	7.7%	64	10.8%	99	6.5%
Total	2,116	100.0%	595	100.0%	1,518	100.0%

General appeal of your neighbourhood

Faculty Responses

When asked about their satisfaction with their neighbourhood, 504 faculty members (85%) indicated that they were satisfied or very satisfied with their neighbourhood. At the same time, 45 faculty members (8%) indicated that they were not satisfied with 11 faculty members (2%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their neighbourhood, 1,284 staff members (84%) indicated that they were satisfied or very satisfied with their neighbourhood. At the same time, 112 staff members (7%) indicated that they were not satisfied with 16 staff members (1%) indicating that they were very dissatisfied.

Table 33: Reported satisfaction with their neighbourhood

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	1,073	50.6%	309	52.0%	763	50.1%
Somewhat satisfied	717	33.8%	195	32.8%	521	34.2%
Neither satisfied nor dissatisfied	172	8.1%	45	7.6%	126	8.3%
Somewhat dissatisfied	130	6.1%	34	5.7%	96	6.3%
Very dissatisfied	27	1.3%	11	1.9%	16	1.1%
Total	2,119	100.0%	594	100.0%	1,522	100.0%

Level of safety in your neighbourhood

Faculty Responses

When asked about their satisfaction with the level of safety in their neighbourhood, 541 faculty members (91%) indicated that they were satisfied or very satisfied with the level of safety in the neighbourhood. At the same time, 32 faculty members (5%) indicated that they were not satisfied with 3 faculty members (1%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the level of safety in their neighbourhood, 1,317 staff members (87%) indicated that they were satisfied or very satisfied with the level of safety in the neighbourhood. At the same time, 102 staff members (7%) indicated that they were not satisfied with 17 staff members (1%) indicating that they were very dissatisfied.

Table 34: Reported satisfaction with the level of safety in their neighbourhood

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	1,122	52.9%	386	65.0%	735	48.3%
Somewhat satisfied	737	34.8%	155	26.1%	582	38.2%
Neither satisfied nor dissatisfied	126	5.9%	21	35.0%	103	6.8%
Somewhat dissatisfied	114	5.4%	29	4.9%	85	5.6%
Very dissatisfied	20	0.9%	3	0.5%	17	1.1%
Total	2,119	100.0%	594	100.0%	1,522	100.0%

Access to commercial services and amenities.

Faculty Responses

When asked about their satisfaction with access to services and amenities, 496 faculty members (84%) indicated that they were satisfied or very satisfied with access to services and amenities. At the same time, 62 faculty members (10%) indicated that they were not satisfied with 17 faculty members (3%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with access to services and amenities, 1,296 staff members (85%) indicated that they were satisfied or very satisfied with access to services and amenities. At the same time, 114 staff members (8%) indicated that they were not satisfied with 24 staff members (2%) indicating that they were very dissatisfied.

Table 35: Reported satisfaction with access to commercial services and amenities

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	1,088	51.4	310	52.3%	775	51.0%
Somewhat satisfied	707	33.4	186	31.4%	521	34.3%
Neither satisfied nor dissatisfied	146	6.9	35	5.9%	111	7.3%
Somewhat dissatisfied	135	6.4	45	7.6%	90	5.9%
Very dissatisfied	41	1.9	17	2.9%	24	1.6%
Total	2,117	100.0%	593	100.0%	1,521	100.0%

Proximity to employment

Faculty Responses

When asked about their satisfaction with their proximity to employment, 387 faculty members (65%) indicated that they were satisfied or very satisfied with their proximity to employment. At the same

time, 147 faculty members (25%) indicated that they were not satisfied with 70 faculty members (12%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their proximity to employment, 789 staff members (52%) indicated that they were satisfied or very satisfied with their proximity to employment. At the same time, 541 staff members (36%) indicated that they were not satisfied with 251 staff members (17%) indicating that they were very dissatisfied.

Table 36: Reported satisfaction with proximity to employment

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	724	34.2%	276	46.4%	446	29.3%
Somewhat satisfied	454	21.4%	111	18.7%	343	22.5%
Neither satisfied nor dissatisfied	254	12.0%	61	10.3%	192	12.6%
Somewhat dissatisfied	367	17.3%	77	12.9%	290	19.1%
Very dissatisfied	321	15.1%	70	11.8%	251	16.5%
Total	2,120	100.0%	595	100.0%	1,522	100.0%

Proximity to transit

Faculty Responses

When asked about their satisfaction with their proximity to transit, 473 faculty members (79%) indicated that they were satisfied or very satisfied with their proximity to transit. At the same time, 72 faculty members (12%) indicated that they were not satisfied with 22 faculty members (4%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their proximity to transit, 1,151 staff members (76%) indicated that they were satisfied or very satisfied with their proximity to transit. At the same time, 215 staff members (14%) indicated that they were not satisfied with 70 staff members (5%) indicating that they were very dissatisfied.

Table 37: Reported satisfaction with proximity to transit

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	1,054	49.8%	310	52.1%	742	48.8%
Somewhat satisfied	572	27.0%	163	27.4%	409	26.9%
Neither satisfied nor dissatisfied	204	9.6%	50	8.4%	153	10.1%
Somewhat dissatisfied	195	9.2%	50	8.4%	145	9.5%
Very dissatisfied	92	4.3%	22	3.7%	70	4.6%
Total	2,117	100.0%	595	100.0%	1,519	100.0%

Proximity to social/cultural opportunities

Faculty Responses

When asked about their satisfaction with their proximity to social and cultural activities, 407 faculty members (68%) indicated that they were satisfied or very satisfied with their proximity to social and cultural activities. At the same time, 83 faculty members (14%) indicated that they were not satisfied with 20 faculty members (3%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their proximity to social and cultural activities, 1,054 staff members (69%) indicated that they were satisfied or very satisfied with their proximity to social and cultural activities. At the same time, 196 staff members (13%) indicated that they were not satisfied with 44 staff members (3%) indicating that they were very dissatisfied.

Table 38: Reported satisfaction with proximity to social and cultural opportunities

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	744	35.2%	213	35.9%	529	34.8%
Somewhat satisfied	719	34.0%	194	32.7%	525	34.6%
Neither satisfied nor dissatisfied	373	17.6%	103	17.4%	269	17.7%
Somewhat dissatisfied	215	10.2%	63	10.6%	152	10.0%
Very dissatisfied	64	3.0%	20	3.4%	44	2.9%
Total	2,115	100.0%	593	100.0%	1,519	100.0%

Proximity to recreational opportunities

Faculty Responses

When asked about their satisfaction with their proximity to recreational opportunities, 460 faculty members (77%) indicated that they were satisfied or very satisfied with their proximity to recreational opportunities. At the same time, 49 faculty members (8%) indicated that they were not satisfied with 7 faculty members (2%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with their proximity to recreational opportunities, 1,161 staff members (76%) indicated that they were satisfied or very satisfied with their proximity to recreational opportunities. At the same time, 133 staff members (9%) indicated that they were not satisfied with 24 staff members (2%) indicating that they were very dissatisfied.

Table 39: Reported satisfaction with proximity to recreational opportunities

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	918	43.5%	281	47.5%	634	41.8%
Somewhat satisfied	706	33.4%	179	30.3%	527	34.7%
Neither satisfied nor dissatisfied	305	14.4%	82	13.9%	223	14.7%
Somewhat dissatisfied	151	7.2%	42	7.1%	109	7.2%
Very dissatisfied	31	1.5%	7	1.2%	24	1.6%
Total	2,111	100.0%	591	100.0%	1,517	100.0%

Affordability of your home

Faculty Responses

When asked about their satisfaction with the affordability of their housing, 160 faculty members (27%) indicated that they were satisfied or very satisfied with the affordability of their housing. At the same time, 317 faculty members (53%) indicated that they were not satisfied with 186 faculty members (31%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the affordability of their housing, 565 staff members (37%) indicated that they were satisfied or very satisfied with the affordability of their housing. At the same time, 669 staff members (44%) indicated that they were not satisfied with 284 staff members (19%) indicating that they were very dissatisfied.

Table 40: Reported satisfaction with the affordability of their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	235	11.1%	49	8.3%	184	12.1%
Somewhat satisfied	492	23.3%	111	18.7%	381	25.1%
Neither satisfied nor dissatisfied	400	18.9%	116	19.6%	284	18.7%
Somewhat dissatisfied	517	24.5%	131	22.1%	385	25.4%
Very dissatisfied	470	22.2%	186	31.4%	284	18.7%
Total	2,114	100.0%	593	100.0%	1,518	100.0%

Sociability of your building /home (e.g., How easy it is to meet and interact with neighbours?)

Faculty Responses

When asked about their satisfaction with the sociability of their building (e.g. how easy it is to meet and interact with neighbours) 246 faculty members (42%) indicated that they were satisfied or very satisfied with the sociability of their building. At the same time, 174 faculty members (29%) indicated that they were not satisfied with the sociability of their building, with 56 faculty members (10%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the sociability of their building (e.g. how easy it is to meet and interact with neighbours) 648 staff members (43%) indicated that they were satisfied or very satisfied with the sociability of their building. At the same time, 392 staff members (26%) indicated that they were not satisfied with the sociability of their building, with 108 staff members (7%) indicating that they were very dissatisfied.

Table 41: Reported satisfaction with the sociability of their building

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	341	16.2%	94	15.9%	245	16.2%
Somewhat satisfied	555	26.3%	152	25.7%	403	26.6%
Neither satisfied nor dissatisfied	647	30.7%	172	29.1%	474	31.3%
Somewhat dissatisfied	402	19.1%	118	19.9%	284	18.8%
Very dissatisfied	164	7.8%	56	9.5%	108	7.1%
Total	2,109	100.0%	592	100.0%	1,514	100.0%

Physical condition/maintenance of your housing

Faculty Responses

When asked about their satisfaction with the physical condition of their housing, 357 faculty members (60%) indicated that they were satisfied or very satisfied with the physical condition of their housing. At the same time, 126 faculty members (21%) indicated that they were not satisfied with 34 faculty members (6%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the physical condition of their housing, 920 staff members (61%) indicated that they were satisfied or very satisfied with the physical condition of their housing. At the same time, 334 staff members (22%) indicated that they were not satisfied with 74 staff members (5%) indicating that they were very dissatisfied.

Table 42: Reported satisfaction with the physical condition of their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	476	22.5%	138	23.3%	338	22.3%
Somewhat satisfied	802	38.0%	219	36.9%	582	38.4%
Neither satisfied nor dissatisfied	373	17.7%	110	18.5%	263	17.3%
Somewhat dissatisfied	354	16.8%	92	15.5%	260	17.1%
Very dissatisfied	108	5.1%	34	5.7%	74	4.9%
Total	2,113	100.0%	593	100.0%	1,517	100.0%

Design and Layout

Faculty Responses

When asked about their satisfaction with the design and layout of their housing, 372 faculty members (63%) indicated that they were satisfied or very satisfied with the design and layout of their housing. At the same time, 124 faculty members (21%) indicated that they were not satisfied with 36 faculty members (6%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the design and layout of their housing, 986 staff members (65%) indicated that they were satisfied or very satisfied with the design and layout of their housing. At the same time, 263 staff members (17%) indicated that they were not satisfied with 28 staff members (2%) indicating that they were very dissatisfied.

Table 43: Reported satisfaction with the design and layout of their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	491	23.2%	131	22.1%	359	23.6%
Somewhat satisfied	869	41.1%	241	40.6%	627	41.3%
Neither satisfied nor dissatisfied	368	17.4%	97	16.4%	271	17.8%
Somewhat dissatisfied	324	15.3%	88	14,8%	235	15.5%
Very dissatisfied	64	3.0%	36	6.1%	28	1.8%
Total	2,116	100.0%	593	100.0%	1,520	100.0%

Size of bedrooms

Faculty Responses

When asked about their satisfaction with the size of their bedrooms, 342 faculty members (58%) indicated that they were satisfied or very satisfied with the size of their bedrooms. At the same time, 161 faculty members (27%) indicated that they were not satisfied with the size of their bedrooms, with 46 faculty members (8%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the size of their bedrooms 947 staff members (62%) indicated that they were satisfied or very satisfied with the size of their bedrooms. At the same time, 364 staff members (24%) indicated that they were not satisfied with the size of their bedrooms, with 87 staff members (6%) indicating that they were very dissatisfied.

Table 44: Reported satisfaction with the size of the bedrooms in their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	542	25.6%	133	22.4%	408	26.8%
Somewhat satisfied	748	35.3%	209	35.2%	539	35.5%
Neither satisfied nor dissatisfied	300	14.2%	90	15,2%	209	13.8%
Somewhat dissatisfied	392	18.5%	115	19.4%	277	18.2%
Very dissatisfied	134	6.3%	46	7.8%	87	5.7%
Total	2,116	100.0%	593	100.0%	1,520	100.0%

Size of living areas in your home excluding bedrooms

Faculty Responses

When asked about their satisfaction with the size of their living areas, 355 faculty members (60%) indicated that they were satisfied or very satisfied with the size of the living areas. At the same time, 158 faculty members (27%) indicated that they were not satisfied with the size of the living areas, with 56 faculty members (10%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the size of their living areas, 953 staff members (63%) indicated that they were satisfied or very satisfied with the size of the living areas. At the same time, 345 staff members (24%) indicated that they were not satisfied with the size of the living areas, with 78 staff members (5%) indicating that they were very dissatisfied.

Table 45: Reported satisfaction with the size of living areas in their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	568	26.9%	152	25.7%	415	27.4%
Somewhat satisfied	741	35.1%	203	34.3%	538	35.5%
Neither satisfied nor dissatisfied	298	14.1%	78	13.2%	219	14.4%
Somewhat dissatisfied	369	17.5%	102	17.3%	267	17.6%
Very dissatisfied	135	6.4%	56	9.5%	78	5.1%
Total	2,111	100.0%	591	100.0%	1,517	100.0%

Size/design of easy access storage in home/suite

Faculty Responses

When asked in 2016 about their satisfaction with the size/design of the internal storage, 258 faculty members (44%) indicated that they were satisfied or very satisfied with the size/design of the living areas. At the same time, 242 faculty members (41%) indicated that they were not satisfied with the size/design of the internal storage, with 89 faculty members (15%) indicating that they were very dissatisfied.

Staff Responses

When asked in 2016 about their satisfaction with the size/design of the internal storage, 718 staff members (47%) indicated that they were satisfied or very satisfied with the size/design of the living areas. At the same time 540 staff members (36%) indicated that they were not satisfied with the size/design of the internal storage, with 170 staff members (11%) indicating that they were very dissatisfied.

Table 46: Reported satisfaction with the size/design of the internal storage

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	409	19.4%	100	16.9%	308	20.4%
Somewhat satisfied	568	26.9%	158	26.6%	410	27.1%
Neither satisfied nor dissatisfied	349	16.5%	93	15.7%	255	16.9%
Somewhat dissatisfied	523	24.8%	153	25.8%	370	24.5%
Very dissatisfied	260	12.3%	89	15.0%	170	11.2%
Total	2,109	100.0%	593	100.0%	1,513	100.0%

Size/design of assigned supplementary storage outside your home but within the building (e.g., garage or storage locker in building for seasonal/bulky items)

Faculty Responses

When asked in 2016 about their satisfaction with the size/design of the external storage, 237 faculty members (40%) indicated that they were satisfied or very satisfied with the size/design of the external storage At the same time, 252 faculty members (43%) indicated that they were not satisfied with the size/design of the external storage, with 122 faculty members (21%) indicating that they were very dissatisfied.

Staff Responses

When asked in 2016 about their satisfaction with the size/design of the external storage, 646 staff members (43%) indicated that they were satisfied or very satisfied with the size/design of the external storage At the same time, 578 staff members (38%) indicated that they were not satisfied with the size/design of the external storage, with 275 staff members (18%) indicating that they were very dissatisfied.

Table 47: Reported satisfaction with the size/design of the external storage

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	349	16.6%	92	15.6%	256	16.9%
Somewhat satisfied	535	25.4%	145	24.7%	390	25.7%
Neither satisfied nor dissatisfied	391	18.6%	99	16.8%	291	19.2%
Somewhat dissatisfied	433	20.6%	130	22.1%	303	20.0%
Very dissatisfied	398	18.9%	122	20.7%	275	18.2%
Total	2,106	100.0%	588	100.0%	1,515	100.0%

Noise level from neighbours

Faculty Responses

When asked about their satisfaction with the noise levels from neighbours 379 faculty members (64%) indicated that they were satisfied or very satisfied with the noise levels of their neighbours. At the same time, 107 faculty members (18%) indicated that they were not satisfied with the noise levels of their neighbours, with 38 faculty members (6%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the noise levels from neighbours 962 staff members (63%) indicated that they were satisfied or very satisfied with the noise levels of their neighbours. At the same time, 289 staff members (19%) indicated that they were not satisfied with the noise levels of their neighbours, with 83 staff members (6%) indicating that they were very dissatisfied.

Table 48: Reported satisfaction with the noise levels from neighbours

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	631	29.9%	189	32.0%	441	29.0%
Somewhat satisfied	711	33.6%	190	32.2%	521	34.3%
Neither satisfied nor dissatisfied	375	17.7%	104	17.6%	269	17.7%
Somewhat dissatisfied	275	13.0%	69	11.7%	206	13.6%
Very dissatisfied	121	5.7%	38	6.4%	83	5.5%
Total	2,113	100.0%	590	100.0%	1,520	100.0%

Level of privacy from neighbours

Faculty Responses

When asked about their satisfaction with the level of privacy, 392 faculty members (66%) indicated that they were satisfied or very satisfied with the level of privacy. At the same time, 94 faculty members (16%) indicated that they were not satisfied with 23 faculty members (4%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the level of privacy, 1,075 staff members (71%) indicated that they were satisfied or very satisfied with the level of privacy. At the same time, 202 staff members (13%) indicated that they were not satisfied with 43 staff members (3%) indicating that they were very dissatisfied.

Table 49: Reported satisfaction with the level of privacy

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	615	29.1%	181	30.6%	433	28.5%
Somewhat satisfied	853	40.4%	211	35.6%	642	42.3%
Neither satisfied nor dissatisfied	349	16.5%	106	17.9%	241	15.9%
Somewhat dissatisfied	230	10.9%	71	12.0%	159	10.5%
Very dissatisfied	66	3.1%	23	3.9%	43	2.8%
Total	2,113	100.0%	592	100.0%	1,518	100.0%

Convenience and effectiveness of recycling facilities

Faculty Responses

When asked about their satisfaction with the convenience and effectiveness of the recycling facilities, 412 faculty members (69%) indicated that they were satisfied or very satisfied with the convenience and effectiveness of the recycling facilities. At the same time, 68 faculty members (11%) indicated that they were not satisfied with the convenience and effectiveness of the recycling facilities, with 18 faculty members (3%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the convenience and effectiveness of the recycling facilities, 1,092 staff members (72%) indicated that they were satisfied or very satisfied with the convenience and effectiveness of the recycling facilities. At the same time, 176 staff members (12%) indicated that they were not satisfied with the convenience and effectiveness of the recycling facilities, with 31 staff members (2%) indicating that they were very dissatisfied.

Table 50: Reported satisfaction with the convenience and effectiveness of recycling facilities

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	676	32.0%	207	35.0%	467	30.8%
Somewhat satisfied	830	39.3%	205	34.6%	625	41.3%
Neither satisfied nor dissatisfied	360	17.1%	112	18.7%	247	16.3%
Somewhat dissatisfied	195	9.2%	50	8.4%	145	9.6%
Very dissatisfied	49	2.3%	18	3.0%	31	2.0%
Total	2,110	100.0%	592	100.0%	1,515	100.0%

Energy efficiency of your housing

Faculty Responses

When asked about their satisfaction with the energy efficiency of their housing, 309 faculty members (52%) indicated that they were satisfied or very satisfied with the energy efficiency of their housing. At the same time, 144 faculty members (24%) indicated that they were not satisfied, with 50 faculty members (9%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the energy efficiency of their housing, 697 staff members (46%) indicated that they were satisfied or very satisfied with the energy efficiency of their housing. At the same time, 394 staff members (26%) indicated that they were not satisfied, with 105 staff members (7%) indicating that they were very dissatisfied.

Table 51: Reported satisfaction with the energy efficiency of their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	338	16.0%	114	19.3%	224	14.8%
Somewhat satisfied	669	31.7%	195	33.0%	473	31.2%
Neither satisfied nor dissatisfied	563	26.7%	138	23.4%	425	28.0%
Somewhat dissatisfied	384	18.2%	94	15.9%	289	19.1%
Very dissatisfied	156	7.4%	50	8.5%	105	6.9%
Total	2,110	100.0%	591	100.0%	1,516	100.0%

Security of your building

Faculty Responses

When asked about their satisfaction with the security of their building, 401 faculty members (68%) indicated that they were satisfied or very satisfied with the security of their building. At the same time, 85 faculty members (14%) indicated that they were not satisfied with the security of their building, with 19 faculty members (3%) indicating that they were very dissatisfied.

Staff Responses

When asked about their satisfaction with the security of their building, 1,005 staff members (66%) indicated that they were satisfied or very satisfied with the security of their building. At the same time, 204 staff members (13%) indicated that they were not satisfied with the security of their building, with 47 staff members (3%) indicating that they were very dissatisfied.

Table 52: Reported satisfaction with the security of their building

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Very satisfied	564	26.8%	187	31.7%	376	24.8%
Somewhat satisfied	843	40.0%	214	36.3%	629	41.5%
Neither satisfied nor dissatisfied	410	19.5%	103	17.5%	306	20.2%
Somewhat dissatisfied	224	10.6%	66	11.2%	157	10.4%
Very dissatisfied	66	3.1%	19	3.2%	47	3.1%
Total	2,107	100.0%	589	100.0%	1,515	100.0%

2.4 Importance of Different Attributes for Housing Choices

Question 21a. Importance of Different Neighbourhood Qualities and Design for Making Housing Choices

Respondents were asked to indicate the importance of the following factors in terms of impacting or shaping their housing choices.

Table 53: Importance of Different Services and Amenities

	Very Important	Somewhat Important	Neither Important nor Unimportant	Somewhat Unimportant	Very Unimportant	Not Applicable	Total Responses
Affordability of housing	1777 (88.8%)	202 (10.1%)	14 (0.7%)	2 (0.1%)	3 (0.1%)	4 (0.2%)	2002
Safety of the neighbourhood	1195 (59.8%)	692 (34.6%)	75 (3.8%)	30 (1.5%)	5 (0.3%)	1 (0.1%)	1998
Quiet neighbourhood	660 (33.1%)	865 (43.3%)	337 (16.9%)	97 (4.9%)	34 (1.7%)	3 (0.2%)	1996
Bustling energetic neighborhood	236 (11.8%)	727 (36.4%)	634 (31.7%)	259 (13.0%)	132 (6.6%)	9 (0.5%)	1997
Child friendly building design	370 (18.5%)	428 (21.4%)	339 (17.0%)	164 (8.2%)	347 (17.4%)	349 (17.5%)	1997
Pet friendly design	458 (23.0%)	407 (20.4%)	346 (17.4%)	165 (8.3%)	389 (19.5%)	229 (11.5%)	1994
Green building/site features	288 (14.4%)	837 (41.9%)	548 (27.4%)	185 (9.2%)	117 (5.9%)	25 (1.2%)	2000
Sense of community	492 (24.7%)	873 (43.8%)	426 (21.4%)	151 (7.6%)	46 (2.3%)	7 (0.4%)	1995
Community gathering space	304 (15.3%)	668 (33.6%)	601 (30.2%)	264 (13.3%)	131 (6.6%)	21 (1.1%)	1989
Ability to accommodate a live-in extended family member (e.g. parent or in-law)	278 (13.9%)	496 (24.9%)	369 (18.5%)	259 (13.0%)	367 (18.4%)	226 (11.3%)	1995

Question 21b. Importance of Walking Proximity to Various Services and Amenities for Making Housing Choices

Respondents were asked to indicate the importance of walking proximity to the following services and amenities in terms of shaping their housing choices.

Table 54: Importance of Walking Proximity to Various Services and Amenities

	Very Important	Somewhat Important	Neither Important Nor Unimportant	Somewhat Unimportant	Very Unimportant	N/A	Total Responses
Child care	346 (17.4%)	257 (12.9%)	217 (10.9%)	97 (4.9%)	345 (17.3%)	729 (36.6%)	1991
Schools	549 (27.6%)	290 (14.6%)	171 (8.6%)	77 (3.9%)	297 (14.9%)	607 (30.5%)	1991
Community playground/ equipment	526 (26.5%)	364 (18.4%)	204 (10.3%)	97 (4.9%)	279 (14.1%)	513 (25.9%)	1983
Health care	468 (23.6%)	889 (44.8%)	380 (19.1%)	161 (8.1%)	69 (3.5%)	19 (1.0%)	1986
Public transit	1260 (63.3%)	563 (28.3%)	109 (5.5%)	37 (1.9%)	16 (0.8%)	7 (0.4%)	1992
Employment	944 (47.4%)	676 (33.9%)	243 (12.2%)	81 (4.1%)	39 (2.0%)	9 (0.5%)	1992
Groceries/ Shops	1208 (60.7%)	658 (33.0%)	95 (4.8%)	18 (0.9%)	10 (0.5%)	2 (0.1%)	1991
Social/ Cultural opportunities/ Entertainment	493 (24.8%)	846 (42.6%)	466 (23.5%)	131 (6.6%)	41 (2.1%)	7 (0.4%)	1984
Academic campus core facilities	190 (9.6%)	399 (20.1%)	655 (33.0%)	343 (17.3%)	281 (14.1%)	119 (6.0%)	1987
Community centre and programs	360 (18.1%)	756 (38.1%)	523 (26.3%)	207 (10.4%)	112 (5.6%)	27 (1.4%)	1985
Food and drink outlets	668 (33.6%)	825 (41.5%)	316 (15.9%)	113 (5.7%)	55 (2.8%)	11 (0.6%)	1988
Parks/ recreational opportunities	850 (42.7%)	886 (44.5%)	190 (9.5%)	39 (2.0%)	20 (1.0%)	7 (0.4%)	1992
Community gathering space	302 (15.2%)	604 (30.5%)	651 (32.8%)	251 (12.7%)	158 (8.0%)	17 (0.9%)	1983
Playfields	270 (13.6%)	537 (27.1%)	518 (26.2%)	270 (13.6%)	260 (13.1%)	125 (6.3%)	1980

<u>Question 21c.</u> Importance of the following conveniences and activities within or connected to your residential building as a determinant in your housing choice.

Respondents responded as follows.

Table 55: Importance of conveniences and activities

	Very Important	Somewhat Important	Neither Important Nor Unimportant	Somewhat Unimportant	Very Unimportant	N/A	Total Responses
A garage or underground car parking	826 (41.5%)	564 (28.3%)	208 (10.5%)	120 (6.0%)	180 (9.0%)	92 (4.6%)	1990
Generous easy access storage in your suite/ home	808 (40.6%)	909 (45.7%)	173 (8.7%)	52 (2.6%)	12 (0.6%)	36 (1.8%)	1990
Supplementary storage out-of-suite for seasonal or bulk items	559 (28.1%)	882 (44.3%)	318 (16.0%)	114 (5.7%)	58 (2.9%)	60 (3.0%)	1991
Common shared office space	72 (3.6%)	235 (11.8%)	508 (25.6%)	357 (18.0%)	578 (29.1%)	234 (11.8%)	1984
Common reading/study rooms	74 (3.7%)	243 (12.2%)	466 (23.5%)	357 (18.0%)	607 (30.6%)	238 (12.0%)	1985
Common music practice rooms	62 (3.1%)	192 (9.7%)	449 (22.6%)	316 (15.9%)	691 (34.8%)	273 (13.8%)	1983
Roof top terrace	117 (5.9%)	417 (21.0%)	623 (31.4%)	304 (15.3%)	353 (17.8%)	169 (8.5%)	1983
Common informal learning spaces (for self-directed learning outside library)	53 (2.7%)	204 (10.3%)	519 (26.3%)	323 (16.3%)	613 (31.0%)	264 (13.4%)	1976
Visitor suite for guests	269 (13.6%)	676 (34.1%)	422 (21.3%)	220 (11.1%)	249 (12.6%)	147 (7.4%)	1983
Access to academic space after hours	82 (4.2%)	226 (11.5%)	471 (23.9%)	282 (14.3%)	603 (30.7%)	303 (15.4%)	1967
Common rooms (flexible, non-specific)	112 (5.7%)	398 (20.3%)	528 (27.0%)	280 (14.3%)	424 (21.6%)	217 (11.1%)	1959
Convenient unlocked resident access between floors within apartment building	107 (5.4%)	266 (13.5%)	586 (29.7%)	281 (14.2%)	458 (23.2%)	274 (13.9%)	1972
Convenient access to indoor secure bike storage for frequent users (e.g. regular commuting to work or school)	579 (29.3%)	554 (28.0%)	341 (17.2%)	128 (6.5%)	180 (9.1%)	195 (9.9%)	1977
Convenient access to indoor secure bike storage for infrequent usage	389 (19.7%)	616 (31.2%)	426 (21.6%)	160 (8.1%)	188 (9.5%)	194 (9.8%)	1973
Bike child trailer storage	138 (7.0%)	175 (8.9%)	365 (18.6%)	156 (7.9%)	455 (23.2%)	676 (34.4%)	1965
Common maker space (for light projects: crafts and woodworking etc.)	135 (6.8%)	375 (19.0%)	472 (23.9%)	240 (12.1%)	477 (24.1%)	277 (14.0%)	1976
Bookable workshop/ garage space (for heavier duty projects: e.g. car maintenance)	139 (7.1%)	359 (18.2%)	452 (22.9%)	239 (12.1%)	484 (24.6%)	298 (15.1%)	1971

Question 22. What do you like best about where you are currently living?

Of the 2,404 respondents, 1,889 answered this question, there were 4,440 responses in total.

Table 56: What do you like best about where you are currently living?

Responses	Number of Respondents
Access to amenities	723
Aspects of the home/living area	682
Neighbours/neighbourhood	550
Proximity to work	399
Access to parks, trails and nature	390
Access to transit	352
Quiet/private	291
Location (gentrification)	281
Safety	133
Access to schools/child care	110
View	72
Proximity to family and friends	56
Pet friendly	55
Ownership	19
Paid for or purchased long ago	5
Mortgage helper	3

Question 23. What do you like least about where you are currently living?

Of the 2,404 respondents to the survey, 1,866 responded to this question with 3,259 responses received.

Table 57: What do you like least about where you are currently living?

Responses	Number of Respondents
Cost/affordability	652
Long commute to work	577
Lack of living space	390
Quality/condition of the housing	378
Noise/traffic	330
Lack of amenities	237
Poor sense of neighbourhood or community	177
Loud/difficult neighbours	177
Lack of storage	148
Poor transit	135
Lack of building amenity	132
Crime/safety	108
Lack of security of tenure	98
Poor light/heating/energy	72
Parking issues	64
Poor neighbourhood	50
Poor location	50
Density/crowding	50
Lack of privacy	39
UBC-specific complaint	34
Undesirable living arrangements	31
Not pet-friendly	26
Strata issues	25
Poor access to schools/child care	24
Inflexibility of property management	14
Vacant/empty homes	13
No guest room	12
Lack of feeling of home	9
Few housing options	8

2.5 Housing Cost and Tenure

Question 24. Currently do you own your principal residence in Metro Vancouver?

Faculty Responses

There were a total of 1,822 respondents who indicated whether they were renters or owners. Of those, 548 (30%) were faculty members. Of the faculty members who responded to this question, 234 (43%) were owners and 314 (57%) were renters. There were also 93 faculty members who did not respond to this question.

Staff Responses

There were 1,419 staff member who responded to this question. Of the staff members who responded to this question, 592 staff members (42%) were owners and 827 staff members (58%) were renters. There were also 209 staff members who did not respond to this question.

Table 58: Tenure arrangements

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Own	826	45.3%	234	42.7%	592	41.7%
Rent	996	54.7%	314	57.3%	827	58.3%
Total	1,822	100.0%	548	100.0%	1,419	100.0%

Faculty Responses

Of the 234 faculty members who indicated that they were owners, 25 (11%) indicated that they own a leasehold unit on campus while 209 (89%) indicated that they own a home off-campus.

Staff Responses

Of the 592 staff members who indicated that they were owners, 24 (4%) indicated that they own a leasehold unit on campus while 568 (96%) indicated that they own a home off-campus.

Table 59: Ownership arrangements including on-campus (faculty responses)

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%		
Yes, I own a long-term lease unit on campus	49	5.9%	25	10.7%	24	4.1%
Yes, I own my home off-campus	777	94.1%	209	89.3%	568	95.9%
Total	826	100.0%	234	100.0%	592	100.0%

<u>Question 26.</u> What is the monthly cost of your housing?

<u>Question 27.</u> In addition to your monthly housing costs, please indicate the approximate amount you pay for the following:
Parking, other transportation, student loans.

Owners – Faculty

Mortgage

<u>Faculty Responses</u>
When asked about their monthly mortgage payments, 137 faculty members provided information. Of those, 94 faculty members (69%) reported spending $2,000 or more per month on their mortgage payments. There were also 22 faculty members (16%) who spent between $1,500 and $2,000 per month on their mortgage payments. There were 21 faculty members (16%) who spent less than $1,500 per month on their mortgage payments. There were also 97 faculty members who did not respond to this question.

Table 60: Monthly mortgage payments (faculty responses)

	2016 Sample		Faculty Responses	
	Number	%		
Less than $800	30	5.7%	6	4.4%
$800 to $999	30	5.7%	2	1.5%
$1,000 to $1,199	38	7.3%	3	2.2%
$1,200 to $1,299	30	5.7%	2	1.5%
$1,300 to $1,399	24	4.6%	4	2.9%
$1,400 to $1,499	18	3.4%	4	2.9%
$1,500 to $1,749	77	14.7%	14	10.2%
$1,750 to $1,999	41	7.8%	8	5.8%
$2,000 to $2,249	78	14.9%	20	14.6%
$2,250 or more	158	30.2%	74	54.0%
Total	524	100.0%	137	100.0%

Other Monthly Costs

<u>Faculty Responses</u>
The following table shows the other non-mortgage monthly housing and non-housing related expenses for faculty members who responded to this question.

Table 61: Other monthly costs – owners (faculty responses)

	Faculty Responses			
	Number	% of Faculty Responding	Monthly	Annual
Property Taxes	117	50.0%	$654	$7,848
Heat	93	39.7%	$219	$2,628
Hydro	125	53.4%	$93	$1,116
Condo Fees	37	15.8%	$337	$4,044
Insurance	102	43.6%	$319	$3,828
Parking	83	35.5%	$80	$960
Other transportation	124	53.0%	$148	$1,776
Student loans	26	11.1%	$642	$7,704
Other loans	34	14.5%	$609	$7,308

Owners – Staff

Mortgage

When asked about their monthly mortgage payments, 387 staff members provided information. Of those, 142 staff members (37%) reported spending $2,000 or more per month on their mortgage payments. There were also 96 staff members (25%) who spent between $1,500 and $2,000 per month on their mortgage payments. There were 149 staff members (39%) who spent less than $1,500 per month on their mortgage payments. There were also 205 staff members who did not respond to this question.

Table 62: Monthly mortgage payments (staff responses)

	2016 Sample		Staff Responses	
	Number	%		
Less than $800	30	5.7%	24	6.2%
$800 to $999	30	5.7%	28	7.2%
$1,000 to $1,199	38	7.3%	35	9.0%
$1,200 to $1,299	30	5.7%	28	7.2%
$1,300 to $1,399	24	4.6%	20	5.2%
$1,400 to $1,499	18	3.4%	14	3.6%
$1,500 to $1,749	77	14.7%	63	16.3%
$1,750 to $1,999	41	7.8%	33	8.5%
$2,000 to $2,249	78	14.9%	58	15.0%
$2,250 or more	158	30.2%	84	21.7%
Total	524	100.0%	387	100.0%

Other Monthly Costs

Staff Responses

The following table shows the other non-mortgage monthly housing and non-housing related expenses for staff members who responded to this question.

Table 63: Other monthly costs – owners (staff responses)

	Staff Responses			
	Number	% of Staff Responding	Monthly	Annual
Property Taxes	196	33.1%	$567	$6,804
Heat	155	26.2%	$106	$1,272
Hydro	243	41.0%	$85	$1,020
Condo Fees	172	29.1%	$309	$3,708
Insurance	244	41.2%	$301	$3,612
Parking	104	17.6%	$91	$1,092
Other transportation	203	34.3%	$230	$2,760
Student loans	18	3.0%	$379	$4,548
Other loans	51	8.6%	$634	$7,608

Renters – Faculty

Rental payments

Faculty Responses

When asked about their monthly rental payments, 295 faculty members provided information. Of those, 27 faculty members (9%) reported spending less than $1,000 per month on their rent. There were also 68 faculty members (23%) who spent between $1,000 and $1,500 per month on their rent while 88 faculty members (30%) spent between $1,500 and $2,000 per month on rent. There were 112 faculty members (38%) who spent more than $2,000 per month on rent. There were also 19 faculty members who did not respond to this question.

Table 64: Monthly rental payments (faculty responses)

	2016 Sample		Faculty Responses	
	Number	%	Number	%
Less than $800	73	7.1%	8	2.7%
$800-$899	49	4.8%	4	1.4%
$900-$999	73	7.1%	15	5.1%
$1,000-$1,099	62	6.0%	7	2.4%
$1,100-$1,199	67	6.5%	9	3.1%
$1,200 - $1,299	82	8.0%	17	5.8%
$1,300 - $1,399	71	6.9%	15	5.1%
$1,400 - $1,499	71	6.9%	20	6.8%
$1,500 - $1,749	189	18.4%	50	16.9%
$1,750 - $1,999	89	8.7%	38	12.9%
$2,000 - $2,249	74	7.2%	37	12.5%
$2,250	126	12.3%	75	25.4%
Total	1,026	100.0%	295	100.0%

Other Monthly Costs

Faculty Responses

The following table shows the other non-mortgage monthly housing and non-housing related expenses reported by faculty members who were renters and who completed this question.

Table 65: Other monthly costs -renters (faculty responses)

	Faculty Responses			
	Number	% of Faculty Responding	Monthly	Annual
Heat	86	27.4%	$76	$912
Hydro	202	64.3%	$56	$672
Insurance	114	36.3%	$297	$3,564
Parking	105	33.4%	$97	$1,164
Other transportation	157	50.0%	$145	$1,740
Student loans	27	8.6%	$566	$6,792
Other loans	31	9.9%	$535	$6,420

Renters – Staff

Rental payments

Staff Responses

When asked about their monthly rental payments, 730 staff members provided information. Of those, 167 staff members (23%) reported spending less than $1,000 per month. There were also 285 staff members (39%) who spent between $1,000 and $1,500 per month on rent while 190 staff members (26%) spent between $1,500 and $2,000 per month on rent. There were 88 staff members (12%) spending $2,000 or more per month on rent. There were also 97 staff members who did not respond.

Table 66: Monthly rental payments (staff responses)

	2016 Sample		Staff Responses	
	Number	%	Number	%
Less than $800	73	7.1%	65	8.9%
$800-$899	49	4.8%	45	6.2%
$900-$999	73	7.1%	57	7.8%
$1,000-$1,099	62	6.0%	55	7.5%
$1,100-$1,199	67	6.5%	58	7.9%
$1,200 - $1,299	82	8.0%	65	8.9%
$1,300 - $1,399	71	6.9%	56	7.7%
$1,400 - $1,499	71	6.9%	51	7.0%
$1,500 - $1,749	189	18.4%	139	19.0%
$1,750 - $1,999	89	8.7%	51	7.0%
$2,000 - $2,249	74	7.2%	37	5.1%
$2,250	126	12.3%	51	7.0%
Total	1,026	100.0%	730	100.0%

Other Monthly Costs

The following table shows the other non-mortgage monthly housing and non-housing related expenses reported by staff members who were renters and who completed this question.

Table 67: Other monthly costs -renters (staff responses)

	Staff Responses			
	Number	% of Staff Responding	Monthly	Annual
Heat	168	20.3%	$79	$948
Hydro	504	60.9%	$54	$648
Insurance	230	27.8%	$145	$1,740
Parking	255	30.8%	$73	$876
Other transportation	571	69.0%	$156	$1,872
Student loans	127	15.4%	$455	$5,460
Other loans	118	14.3%	$508	$6,096

2.6 Housing Preferences and Plans – Rental

Question 28. Are you planning to begin or continue to rent housing in future?

Faculty Responses

There were 200 faculty members (40%) who indicated that they do not have plans to continue renting. At the same time, 98 faculty members (19%) reported that they expected to continue renting for the next two years. There were also 64 faculty members (13%) who planned to rent for the next 3 to 5 years, while 20 faculty members (4%) anticipated that they would continue to rent for the next 5 to 10 years. There were also 49 faculty members (10%) who saw themselves as long term renters (10 years or more). An additional 73 faculty members (15%) indicated that they were unsure about their future plans and how long they expected to continue to rent.

Staff Responses

There were 556 staff members (41%) who indicated that they do not have plans to continue renting. At the same time, 207 staff members (15%) reported that they expected to continue renting for the next two years. There were also 187 staff members (14%) who planned to rent for the next 3 to 5 years, while 85 staff members (6%) anticipated that they would continue to rent for the next 5 to 10 years. There were also 139 staff members (10%) who saw themselves as long term renters (10 years or more). An additional 173 faculty members (13%) indicated that they were unsure about their future plans and how long they expected to continue to rent.

Table 68: Plans to continue renting

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
No, I do not plan to continue renting	757	40.9%	200	39.7%	556	41.3%
Yes, I plan to rent for the next 0 to 2 years	259	14.0%	98	19.4%	207	15.4%
Yes, I plan to rent for the next 3 to 5 years	222	12.0%	64	12.7%	187	13.9%
Yes, I plan to rent long-term for 5 to 10 years	93	5.0%	20	4.0%	85	6.3%
Yes I may rent long-term for 10 years or more	173	9.3%	49	9.7%	139	10.3%
Unsure	177	9.6%	73	14.5%	173	12.8%
Total	1,853	100.0%	504	100.0%	1,347	100.0%

Interest in renting on UBC campus

Question 29. Would you like to continue to rent, or start renting on the UBC campus?

Faculty Responses

When asked if they were interested in renting housing on the UBC campus, 92 faculty members (14%) indicated that they were not interested in renting on campus while 114 faculty members (18%) expressed some interest. There were also 102 faculty members (16%) who indicated that they were unsure about whether or not they would like to rent on UBC campus while 333 faculty members (52%) did not answer this question.

Staff Responses

When asked if they were interested in renting housing on the UBC campus, 280 staff members (17%) indicated that they were not interested in renting on campus while 238 staff members (15%) expressed some interest. There were also 276 staff members (17%) who indicated that they were unsure about whether or not they would like to rent on UBC campus while 834 staff members (51%) did not answer this question.

Table 69: Interest in renting on UBC campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
No	318	13.2%	92	14.4%	280	17.2%
Yes	297	12.4%	114	17.8%	238	14.6%
Unsure	310	12.9%	102	15.9%	276	17.0%
No response	1,479	61.5%	333	52.0%	834	51.2%
Total	2,404	100.0%	641	100.00%	1,628	100.0%

Question 29(a). Please indicate the primary reason you do not want to rent on the UBC campus.

Faculty Responses

When asked about their reasons for not wanting to rent on campus, 90 faculty members (14%) gave a reason for their choice. From the list of possible reasons provided, the preference for maintaining separation between home and work was most frequently cited with 44% of all faculty members who

provided an answer indicating this was their primary reason for not wanting to rent on campus. There were also 33 faculty members who gave other reasons for their choice.

Staff Responses

When asked about their reasons for not wanting to rent on campus, 280 staff members gave a reason for their choice. From the list of possible reasons provided, the preference for maintaining separation between home and work was most frequently cited with 33% of all staff members while 154 staff members (55%) who gave other reasons for their choice.

Table 70: Reasons for not wanting to rent on UBC campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
The design/size of housing does not meet my needs	12	3.8%	5	5.6%	9	3.2%
I prefer more separation between my home and my work	119	37.5%	40	44.4%	92	32.9%
The waitlist is too long	2	0.6%	0	--	3	1.1%
All of the above	24	7.6%	12	13.3%	22	7.9%
Other	160	50.5%	33	36.7%	154	55.0%
Total responses	317	50.0%	90	100.0%	280	100.0%

Question 29(b). If you would like to continue to rent, or start renting on UBC campus, please indicate the reasons for your choice.

Faculty Responses

When asked about their reasons for wanting to rent on campus, 188 faculty members provided a response. Of those who responded, 100 faculty members (53%) said that living close to work without a commute was their primary interest for living on campus. There were also 32 faculty members (17%) who indicated that they like the design of the on-campus housing while 33 faculty members (18%) noted that the rent is better.

Staff Responses

When asked about their reasons for wanting to rent on campus, 370 staff members provided a response. Of those who responded, 199 staff members (54%) who said that living close to work without a commute was their primary interest for living on campus. There were also 79 staff members (21%) who indicated that they like the design of the on-campus housing while 44 staff members (12%) noted that the rent is better.

Table 71: Reasons for wanting to rent on UBC campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
The rent is better	72	24.2%	33	17.6%	44	11.9%
I like to be close to work without a commute	249	83.8%	100	53.2%	199	53.8%
I like the design of the on-campus community and housing	93	31.3%	32	17.0%	79	21.4%
Other	62	20.9%	23	22.2%	48	13.0%
Total responses	297	100.0%	188	100.0%	370	100.0%

Question 30. Are you currently on the Faculty-Staff rental waitlist (Village Gate Homes)?

Faculty Responses

There were 63 faculty members who indicated that they were on a faculty/staff rental waiting list. This included 9 faculty members who had been on the waiting list for over a year and 9 faculty members who were on the waiting list but who declined an offer. There were also 22 faculty members who indicated that they currently live in Village Gate Homes and that they are on the waiting list for a different unit.

Staff Responses

There were 79 staff members who indicated that they were on a faculty/staff rental waiting list. This included 18 staff members who had been on the waiting list for over a year and 19 staff members who were on the waiting list but who declined an offer. There were also 13 staff members who indicated that they currently live in Village Gate Homes and that they are on the waiting list for a different unit.

Table 72: Faculty/Staff Rental Waiting list

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Yes, I live in Village Gate Homes and am on the waitlist for a different unit	33	27.1%	22	34.9%	13	16.5%
Yes, I have been on the waitlist for under one year	42	34.4%	23	36.5%	29	36.7%
Yes, I have been on the waitlist for over one year	23	18.9%	9	14.3%	18	22.8%
I have declined an offer while on the waitlist	24	19.7%	9	14.3%	19	24.1%
Total	122	100.0%	63	100.0%	79	100.0%

Question 31. Please rank in order of preference the campus areas where you would most like to rent a home.

Faculty Responses

Among the 191 faculty members who responded to the survey and indicated a preference for the different UBC neighbourhoods, 77 (40%) indicated that Wesbrook Place was their preferred neighbourhood. This was followed by Hawthorn Place where 53 faculty members (28%) identified this as their preferred location while 28 faculty members (15%) indicated that Chancellor Place is where they would like to live. There were 15 faculty members (8%) who identified Hampton Place as their top rated choice. Eight faculty members (4%) preferred the East Campus and 10 (5%) identified University Blvd.

Staff Responses

Among the 456 staff members who responded to the survey and who indicated a preference for the different UBC neighbourhoods, 228 (50%) indicated that Wesbrook Place was their preferred neighbourhood. This was followed by Hawthorn Place where 71 staff members (16%) identified this as their preferred location. There were also 55 staff members (12%) who indicated that Chancellor Place is their preferred neighbourhood, while 46 staff members (10%) identified University Blvd as their top rated choice. There were 27 staff members (6%) who preferred Hampton Place, 19 staff members (4%) preferred East Campus and 10 staff (2%) preferred St. John's College or Green College.

Table 73: UBC neighbourhood choices

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Wesbrook Place	305	47.0%	77	40.3%	228	50.0%
Hawthorn Place	124	19.1%	53	27.7%	71	15.6%
Chancellor Place	83	12.8%	28	14.7%	55	12.1%
University Blvd	56	8.6%	10	5.2%	46	10.1%
Hampton Place	42	6.5%	15	7.9%	27	5.9%
East Campus	27	4.2%	8	4.2%	19	4.2%
St. John's College or Green College	12	1.8%	2	0.0%	10	2.2%
Total	649	100.0%	191	100.0%	456	100.0%

Question 32. On-campus renter respondents were asked how much bike storage they required with their rental unit.

The results are as a follows:

Table 74: Bike storage

Responses	Number of Respondents
1 bike	112
2 bikes	201
3 bikes	86
4 bikes	61
5 bikes	14
Other (i.e. kayak storage, recumbent bike, etc)	78
No response	1,852
Total respondents	**2,404**

There were 72 respondents who indicated that they also need space for a child bike trailer.

Question 33. On-campus renter respondents were asked if they require parking.

The results are as follows:

Table 75: UBC neighbourhood choices

Responses	Number of Respondents
Require a parking space for a car	528
Require a parking space for a motorcycle or scooter	16
No parking space required	171
Number of Responses	**715**
No response	**1,689**
Total respondents	**2,404**

Question 34. What size of home (number of bedrooms) are you seeking within your rental budget?

Faculty Responses

When asked about their preference in terms of the size of home (number of bedrooms), 94 faculty members (44%) wanted a unit that was 3+ bedrooms. An additional 36 faculty members (17%) wanted a 2-bedroom unit plus den while 37 faculty members (18%) wanted a 2 bedroom unit only. There were also 30 faculty members (14%) who wanted a 1 bedroom unit plus a den while 13 faculty members (6%) who wanted a 1-bedroom unit only. There were only 2 faculty members (less than 1%) who wanted a studio unit (larger than 400 sq. ft.) and no faculty members expressing an interest in a micro-unit (325 to 400 sq. ft.).

Staff Responses

When asked about their preference in terms of the size of home (number of bedrooms), 115 staff members (23%) wanted a unit that was 3+ bedrooms. There were also 101 staff members (20%) who wanted a 2-bedroom unit plus den while 78 staff members (16%) wanted a 2 bedroom unit only. There were also 118 staff members (24%) who wanted a 1 bedroom unit plus a den while 64 staff members (13%) wanted a 1-bedroom unit only. There were 8 staff members (2%) who wanted a studio unit (larger than 400 sq. ft.) and 15 staff members (3%) who expressed an interest in a micro-unit (325 to 400 sq. ft.).

Table 76: Preference for rental housing unit size and type

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Studio/ micro unit (325 - 400 sq. ft.)	17	2.4%	0	--	15	3.0%
Studio larger than 400 sq. ft.	8	1.1%	2	0.9%	8	1.6%
1-Bedroom	77	10.7%	13	6.1%	64	12.8%
1 Bedroom + Den	148	20.6%	30	14.2%	118	23.6%
2-Bedroom	115	16.0%	37	17.5%	78	15.6%
2-Bedroom + Den	137	19.1%	36	17.0%	101	20.2%
3- Bedroom	99	13.8%	35	16.5%	64	12.8%
3-Bedroom + Den	76	10.6%	40	18.9%	30	6.0%
4-Bedroom	40	5.6%	19	9.0%	21	4.2%
Total	717	100.0%	212	100.0%	499	100.0%

Question 35. What size of home (square feet) are you seeking within your rental budget?

Faculty Responses

When asked about their preference in terms of the size of home (square feet), 70 faculty members (33%) indicated that they wanted a unit with more than 1,200 sq. ft. There were an additional 47 faculty members (22%) who wanted a unit between 1,000 and 1,199 sq. ft. while 20 faculty members (10%) indicated that they would prefer a unit between 900 and 999 sq. ft. There were also 43 faculty members (20%) who indicated that they would be content with a unit of less than 900 sq. ft.

Staff Responses

When asked about their preference in terms of the size of home (square feet), 91 staff members (18%) indicated that they wanted a unit with more than 1,200 sq. ft. There were an additional 87 staff members (17%) who wanted a unit between 1,000 and 1,199 sq. ft. while 87 staff members (17%) indicated that they would prefer a unit between 900 and 999 sq. ft. There were also 174 staff members (34%) who indicated that they would be content with a unit of less than 900 sq. ft.

Table 77: Preference for rental housing –amount of space –sq. ft.

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 800 square feet	106	17.1%	14	6.6%	92	18.3%
800-899 square feet	111	17.9%	29	13.7%	82	16.3%
900-999 square feet	107	17.3%	20	9.5%	87	17.3%
1,000-1,199 square feet	134	21.6%	47	22.3%	87	17.3%
1,200-1,399 square feet	77	12.4%	25	11.8%	52	10.3%
1,400-1,499 square feet	39	6.3%	20	9.5%	19	3.8%
1,500 square feet or more	45	7.3%	25	11.8%	20	4.0%
Unsure	96	13.4%	31	14.7%	65	12.9%
Total	619	100.0%	211	100.0%	504	100.0%

2.7 Ownership Preferences and Future Plans

Question 36. Are you aiming to purchase a residence somewhere in Metro Vancouver or on campus in the future (fee simple or long-term lease)?

Faculty Responses

When asked to indicate if they were interested in home ownership and to indicate their approximate time frame for moving into ownership, 500 faculty members (78%) responded to this question. Of the faculty members who responded to this question, 182 faculty members (36%) indicated that they have no plans to purchase in the future while 140 faculty members (28%) indicated that they were unsure about their future plans. Of those who were interested and who identified a possible time frame, 42 faculty members (8%) indicated that they would like to move into home ownership in the next year while 82 faculty members (16%) indicated that they would like to purchase a home in the next 2 to 5 years. There were also 54 faculty members (11%) who indicated they would like to purchase a home in 5 years or more.

Staff Responses

When asked to indicate if they were interested in home ownership and to indicate their approximate time frame for moving into ownership, 1,325 staff members (81%) responded to this question. Of the staff members who responded to this question, 458 (35%) indicated that they have no plans to purchase in the future while 324 staff members (25%) indicated that they were unsure about their future plans. Of those who were interested and who identified a possible time frame, 89 staff members (7%) indicated that they would like to move into home ownership in the next year while 268 staff members (20%) indicated that they would like to purchase a home in the next 2 to 5 years. There were also 186 staff members (14%) who indicated they would like to purchase a home in 5 years or more.

Table 78: Future plans to move into ownership

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
No, I have no plans to purchase	641	35.1%	182	36.4%	458	34.6%
Yes, within the next 0-1 years	131	7.2%	42	8.4%	89	6.7%
Yes, within the next 2-5 years	350	19.2%	82	16.4%	268	20.2%
Yes, in 5 years or more	240	13.1%	54	10.8%	186	14.0%
Unsure	465	25.5%	140	28.0%	324	24.5%
Total	1,827	100%	500	100.0%	1,325	100%

Question 37. What type of housing are you most likely to purchase?

Faculty Responses

When asked about the type of housing that they are likely to purchase, 110 faculty members (35%) indicated that they are likely to purchase a condominium apartment/unit while an additional 135 faculty members (43%) indicated that they would like to purchase a semi-detached/duplex, town house or row house unit. There were also 71 faculty members (23%) who indicated that a single detached home would be their preferred housing type.

Staff Responses

When asked about the type of housing that they are likely to purchase, 383 staff members (44%) indicated that they are likely to purchase a condominium apartment/unit while an additional 297 staff members (34%) indicated that they would like to purchase a semi-detached/duplex, town house or row house unit. There was also 182 staff members (21%) who indicated that a single detached home would be their preferred housing type.

Table 79: Type of housing preferred for purchase

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
A condominium/ apartment	493	41.8%	110	34.8%	383	44.4%
A semi-detached home/ duplex	108	9.2%	45	14.2%	63	7.3%
A town house or row house	325	27.6%	90	28.5%	234	27.1%
A single detached home	253	21.5%	71	22.5%	182	21.1%
Total	1,179	100.0%	316	100.0%	862	100.0%

Question 38. How much have you saved for a down payment for the purchase of a home?

Faculty Responses

Of the 318 faculty members who indicated that they would be interested in moving into ownership and/or who were unsure of their future plans, 247 faculty members (49%) indicated that they have savings that they could put toward a down payment. Of those who indicated that they have a down payment saved 114 faculty members (38%) indicated that they have at least $100,000 that they could put toward a down payment. There were also 68 faculty members (23%) who indicated that they had between $40,000 and $100,000 saved. Approximately 38 faculty members (13%) indicted that they have between $15,000 and $40,000 saved toward a down payment while 27 faculty members (9%) indicated that they have less than $15,000 saved. There were also 51 faculty members who indicated that they do not have any down payment saved.

Staff Responses

Of the 867 staff members who indicated that they would be interested in moving into ownership and/or who were unsure of their future plans, 655 staff members (75%) indicated that they have savings that they could put toward a down payment. Of those who indicated that they have a down payment saved 177 staff members (27%) indicated that they have at least $100,000 that they could put toward a down payment. There were also 174 staff members (27%) who indicated that they had between $40,000 and $100,000 saved. Approximately 149 staff members (23%) indicted that they have between $15,000 and $40,000 saved toward a down payment while 155 staff members (24%) indicated that they have less than $15,000 saved. There were also 158 staff members who indicated that they do not have any down payment saved.

Table 80: Household savings toward a down payment

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
I do not have any down payment saved	209	18.9%	51	17.1%	158	--
I have less than $15,000 saved	182	16.3%	27	9.1%	155	23.7%
$15,000 - $30,000	116	10.4%	19	6.4%	97	14.8%
$30,000 - $40,000	71	6.4%	19	6.4%	52	7.9%
$40,000 - $60,000	103	9.3%	23	7.7%	80	12.2%
$60,000 - $70,000	40	3.6%	14	4.7%	26	4.0%
$70,000 - $85,000	40	3.6%	17	5.7%	23	3.5%
$85,000 - $100,000	59	5.3%	14	4.7%	45	6.9%
$100,000 +	291	26.2%	114	38.2%	177	27.0%
Total responses	1111	100.0%	298	100.0%	813	100.0%

Question 39. Is there a specific neighbourhood or neighbourhoods where you are considering buying a home?

The results are as follows:

Table 81: Specific neighbourhood

Responses	Number of Respondents
Westside of Vancouver	213
Eastside of Vancouver	52
Downtown/West End	52
Point Grey	46
UBC	44
North Shore	26
Richmond	23
City of Vancouver	23
Surrey/Langley/Delta/White Rock	21
Burnaby	19
Tri-Cities	9
New Westminster	8
Outside of Metro Vancouver	20
Responses specifying neighbourhood	**556**
No response	**1,848**

2.8 Interest in a Long Term Leasehold Arrangement

Question 40. Would you like to purchase a long term leasehold home (e.g., 99 year lease) on the UBC campus?

(Note: There are no free-hold/fee simple homes for purchase on UBC campus)?

Faculty Responses
When asked if they had an interest in a long term leasehold arrangement, 306 faculty members responded to this question. Of the faculty members who responded, 56 faculty members (18%) indicated that they would be interested in this type of arrangement. There were also 116 faculty members who indicated that they were unsure (36%) while 14 faculty members (4%) indicted that they already owned a leasehold unit on campus. There were 134 faculty members (42%) who indicated that they had no interest in a long term leasehold arrangement.

Staff Responses
When asked if they had an interest in a long term leasehold arrangement, 950 staff members responded to this question. Of the staff members who responded, 111 (12%) indicated that they would be interested in this type of arrangement. There were also 391 staff members who indicated that they were unsure (41%) while 14 staff members (2%) indicted that they already owned a leasehold unit on campus. There were 434 staff members (46%) who indicated that they had no interest in a long term leasehold arrangement.

Table 82: Interest in a long term leasehold arrangement

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Yes	167	14.1%	56	17.5%	111	11.7%
No	568	48.1%	134	41.9%	434	45.7%
Unsure	418	35.4%	116	36.3%	391	41.2%
I already own a leasehold unit on campus	28	2.4%	14	4.4%	14	1.5%
Total	1,181	100.0%	306	100.0%	950	100.0%

Question 40a. If you indicated you would like to purchase a long term leasehold home on the UBC campus, please tell us the most important reason:

Faculty Responses
When asked for information on the different factors informing their interest in purchasing housing on campus, 56 faculty members responded to this question. The most common response was the ability to walk or bike to work. This response was given by 27 faculty members (48%), while 18 faculty members (32%) indicated that they liked all of the different reasons that were provided.

Staff Responses
When asked for information on the different factors informing their interest in purchasing housing on campus, 114 staff members responded to this question. The most common response was the ability to

walk or bike to work. This response was given by 47 staff members (41%), while 39 staff members (34%) indicated that they liked all of the different reasons that were provided.

Table 83: Reasons for interest in purchasing housing on UBC campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
I like that I can walk or bike to work	74	43.0%	27	48.2%	47	41.2%
I like the growing community and amenities	17	9.9%	2	3.6%	15	13.2%
The UBC faculty loan program helps to make it more affordable	18	9.3%	9	16.1%	7	6.1%
All of the above	57	33.1%	18	32.1%	39	34.2%
Other	8	4.7%	--	--	6	5.3%
Total	172	100.0%	56	100.0%	114	100.0%

Question 40b. You indicated you would like to purchase in future, but not a long-term leasehold home on the UBC campus. Please tell us why not on campus.

Faculty Responses

When asked for information about why they may not be interested in purchasing housing on campus, the most common response across faculty members was that they prefer off-campus locations. This response was provided by 80 faculty members (34%) followed by 61 faculty members (26%) who indicated that they would prefer to purchase fee simple rather than a long-term lease. There were also 33 faculty members (14%) who indicated that the design and type of housing that is available on UBC campus does not meet their needs and 34 faculty members (15%) who indicated that they cannot afford to purchase a home. An additional 27 faculty members (12%) identified other factors.

Staff Responses

When asked for information about why they may not be interested in purchasing housing on campus, the most common response across staff members was that they prefer off-campus locations. This response was provided by 230 staff members (34%) followed by 200 staff members (29%) who indicated that they would prefer to purchase fee simple rather than a long-term lease. There were also 145 staff members (21%) who indicated that they cannot afford to purchase a home and 47 staff members (7%) who indicated that the design and type of housing that is available on UBC campus does not meet their needs. An additional 63 staff (9%) identified other factors.

Table 84: Reasons for lack of interest in purchasing housing on UBC campus

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
I cannot afford to purchase	179	19.5%	34	14.5%	145	21.2%
The design or type does not meet my needs	80	8.7%	33	14.0%	47	6.9%
I prefer off-campus locations	310	33.7%	80	34.0%	230	33.6%
I prefer to purchase fee simple rather than long-term lease	261	28.4%	61	26.0%	200	29.2%
Other	90	9.8%	27	11.5%	63	9.2%
Total	920	100.0%	235	100.0%	685	100.0%

Question 41. What size of home (number of bedrooms) are you seeking within your budget (please indicate your top preference)?

The results are as follows:

Table 85: Size of home (number of bedrooms)

	Faculty Responses		Staff Responses		Total Responses	
	Number	%	Number	%	Number	%
Studio/micro unit	1	0.3%	8	1.0%	9	0.8%
Studio larger than 400 sq ft	--	0.0%	8	1.0%	8	0.7%
1 bedroom	3	1.0%	48	5.7%	51	4.5%
1 bedroom + den	15	5.0%	108	12.8%	123	10.8%
2 bedroom	42	13.9%	156	18.5%	198	17.3%
2 bedroom + den	66	21.9%	218	25.9%	285	24.9%
3-bedroom	70	23.2%	121	14.4%	191	16.7%
3-bedroom + den	69	22.8%	119	14.1%	188	16.4%
4+ bedroom	36	11.9%	55	6.5%	91	8.0%
Total	302	100.0%	841	100.0%	1,144	100.0%

Question 42. What size of home (square feet) are you seeking within your budget?

The results are as follows:

Table 86: Size of home (square feet)

	Faculty Responses		Staff Responses		Total Responses	
	Number	%	Number	%	Number	%
Less than 800 sq ft	9	3.0%	100	11.9%	109	9.6%
800 - 899 sq ft	14	4.7%	117	13.9%	131	11.5%
900 – 999 sq ft	24	8.1%	87	10.4%	111	9.7%
1,000 - 1,199 sq ft	51	17.1%	150	17.9%	202	17.7%
1,200 – 1,399 sq ft	52	17.4%	103	12.3%	155	13.6%
1,400 – 1500 sq ft	37	12.4%	63	7.5%	100	8.8%
1,500 sq ft or more	81	27.2%	129	15.4%	210	18.4%
Unsure	30	10.1%	91	10.8%	121	10.6%
Total	298	100.0%	840	100.0%	1,139	100.0%

Question 43. What is the approximate price range that you are considering?

Faculty Responses

There were 24 faculty members (8%) who indicated that they are looking for housing that costs less than $400,000. There were 36 faculty members (12%) looking for housing that costs between $400,000 and $500,000 and 75 faculty members (25%) who were looking for housing in the range of $500,000 and $750,000. There were also 122 faculty members (41%) who indicated that they would be willing to consider a unit that costs $750,000 or more. There were also 43 faculty members (14%) who indicated that they were unsure about the price range that they could afford.

Staff Responses

There were 241 staff members (29%) who indicated that they are looking for housing that costs less than $400,000. There were 137 staff members (16%) looking for housing that costs between $400,000 and $500,000 and 199 faculty members (24%) who were looking for housing in the range of $500,000 and $750,000. There were also 142 staff members (17%) who indicated that they would be willing to consider a unit that costs $750,000 or more. There were also 116 staff members (14%) who indicated that they were unsure about the price range that they could afford.

Table 87: Price range for purchase

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
<$300,000	90	7.9%	7	2.3%	83	9.9%
$300,000-$400,000	175	15.4%	17	5.7%	158	18.9%
$400,000-$500,000	174	15.3%	36	12.0%	137	16.4%
$500,000-$750,000	274	24.1%	75	25.0%	199	23.8%
$750,000-$1,000,000	156	13.7%	63	21.0%	93	11.1%
$1,000,000 -$1,500,000	65	5.7%	31	10.3%	34	4.1%
$1,500,000 -$2,000,000	35	3.1%	22	7.3%	13	1.6%
More than $2,000,000	8	0.7%	6	2.0%	2	0.2%
Unsure	159	14.0%	43	14.3%	116	13.9%
Total responses	1,136	100.0%	300	100.0%	835	100.0%

2.9 Alternative Housing Choices

Question 44(a). Would you consider renting as a long-term alternative to ownership?

Faculty Responses

When asked if they would consider renting as a long-term alternative to ownership, 198 faculty members (40%) indicated that they were not interested in renting as a long-term alternative to ownership. An additional 224 faculty members (45%) indicated that they would consider renting as a long-term alternative to ownership while 77 faculty members (15%) indicated they were unsure.

Staff Responses

When asked if they would consider renting as a long-term alternative to ownership, 585 staff members (44%) indicated that they were not interested in renting as a long-term alternative to ownership. An additional 547 staff (41%) indicated that they would consider renting as a long-term alternative to ownership while 193 staff members (15%) indicated they were unsure.

Table 88: Consideration of renting as a long term alternative to ownership

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
No	784	42.9%	198	39.7%	585	44.2%
Yes	771	42.2%	224	44.9%	547	41.3%
Unsure	271	14.8%	77	15.4%	193	14.6%
Total	1,826	100.0%	499	100.0%	1,325	100.0%

Question 44(b). Please indicate if any of the following features would lead you to consider renting as a long-term alternative to ownership.

Interest in a Long-term rental contract (5 years +)?

Faculty Responses

When asked if a long-term rental contract was of interest, 194 faculty members (42%) indicated that it was not at all likely or not very likely that they would be interested in a long-term rental contract. At the same time, 199 faculty members (42%) indicated that it somewhat likely or very likely that they would be interested in a long-term rental contract.

Staff Responses

When asked if a long-term rental contract was of interest, 592 staff members (47%) indicated that it was not at all likely or not very likely that they would be interested in a long-term rental contract. At the same time, 432 staff members (34%) indicated that it somewhat likely or very likely that they would be interested in a long-term rental contract.

Table 89: Interest in a long-term rental contract

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	570	32.9%	140	29.3%	429	34.2%
Not very likely	217	12.5%	54	11.3%	163	13.0%
Neither likely nor unlikely	315	18.2%	85	17.8%	230	18.3%
Somewhat more likely	453	26.1%	137	28.7%	315	25.1%
Very likely	179	10.3%	62	13.0%	117	9.3%
Total	1,734	100.0%	478	100.0%	1,254	100.0%

Design and Finishing?

Faculty Responses

When asked if the ability to influence the unit design and finishing would increase their interest in a long-term rental contract, 172 faculty members (36%) indicated that it was not at all likely or not very likely that they would be interested. At the same time, 192 faculty members (41%) indicated that it somewhat likely or very likely.

Staff Responses

When asked if the ability to influence the unit design and finishing would increase their interest in a long-term rental contract, 483 staff members (39%) indicated that it was not at all likely or not very likely that they would be interested. At the same time, 523 staff members (42%) indicated that it somewhat likely or very likely.

Table 90: Interest in having the ability to influence the unit design and finishing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	464	27.0%	124	26.2%	339	27.3%
Not very likely	192	11.2%	48	10.1%	144	11.6%
Neither likely nor unlikely	346	20.2%	109	23.0%	236	19.0%
Somewhat more likely	534	31.1%	148	31.3%	386	31.1%
Very likely	181	10.5%	44	9.3%	137	11.0%
Total	1,717	100.0%	473	100.0%	1,242	100.0%

3-4 bedroom units of 1,800 sq ft or higher?

Faculty Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have larger 3 or 4 bedroom unit (1,800 square feet +), 173 faculty members (37%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 219 faculty members (47%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a larger 3 or 4 bedroom unit (1,800 square feet+).

Staff Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have larger 3 or 4 bedroom unit (1,800 square feet +), 574 staff members (47%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 458 staff members (37%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a larger 3 or 4 bedroom unit (1,800 square feet+).

Table 91: Interest in 3 and 4 bedroom units (1,800 square feet or larger)

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	543	32.0%	128	27.5%	414	33.6%
Not very likely	205	12.1%	45	9.7%	160	13.0%
Neither likely nor unlikely	272	16.0%	73	15.7%	199	16.2%
Somewhat more likely	416	24.5%	133	28.6%	283	23.0%
Very likely	261	15.4%	86	18.5%	175	14.2%
Total	1,697	100.0%	465	100.0%	1,231	100.0%

3-4 bedroom units of 1,500 sq ft to 1,800 sq ft?

Faculty Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a 3 or 4 bedroom unit (1,500 to 1,800 square feet), 172 faculty members (37%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 228 faculty members (48%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a 3 or 4 bedroom unit that was between 1,500 and 1,800 square feet.

Staff Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a 3 or 4 bedroom unit (1,500 to 1,800 square feet), 565 staff members (46%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 467 staff members (38%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a 3 or 4 bedroom unit that was between 1,500 and 1,800 square feet.

Table 92: Interest in 3 and 4 bedroom units (1,500 and 1,800 square feet)

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	525	30.7%	126	26.8%	398	32.2%
Not very likely	213	12.5%	46	9.8%	167	13.5%
Neither likely nor unlikely	275	16.1%	71	15.1%	204	16.5%
Somewhat more likely	444	26.0%	137	29.1%	307	24.8%
Very likely	251	14.7%	91	19.3%	160	12.9%
Total	1,708	100.0%	471	100.0%	1,236	100.0%

Townhouse format?

Faculty Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a townhouse unit, 128 faculty members (27%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 275 faculty members (58%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a townhouse unit.

Staff Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a townhouse unit, 418 staff members (33%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 656 staff members (52%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a townhouse unit.

Table 93: Interest in a townhouse unit

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	391	22.6%	96	20.2%	294	23.5%
Not very likely	156	9.0%	32	6.7%	124	9.9%
Neither likely nor unlikely	252	14.6%	73	15.3%	179	14.3%
Somewhat more likely	596	34.4%	164	34.5%	431	34.4%
Very likely	336	19.4%	111	23.3%	225	18.0%
Total	1,731	100.0%	476	100.0%	1,253	100.0%

Apartment with ground floor access?

Faculty Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a ground-oriented apartment unit, 199 faculty members (43%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 144 faculty members (31%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a ground-oriented apartment unit.

Staff Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a ground-oriented apartment unit, 593 staff members (48%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 335 staff members (27%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have a ground-oriented apartment unit.

Table 94: Interest in a ground-oriented apartment unit

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	511	29.9%	125	26.7%	385	31.1%
Not very likely	283	16.6%	74	15.8%	208	16.8%
Neither likely nor unlikely	436	25.5%	126	26.9%	310	25.0%
Somewhat more likely	327	19.1%	97	20.7%	230	18.6%
Very likely	150	8.9%	47	10.0%	105	8.5%
Total	1,709	100.0%	469	100.0%	1,238	100.0%

Below market faculty and staff rental rates?

Faculty Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have below market rents, 72 faculty members (15%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 363 faculty members (76%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have below market rents.

Staff Responses

When asked if they would be interested in rental as a long-term alternative to ownership if they could have below market rents, 239 staff members (19%) reported that it was not at all likely or not very likely that they would be interested. At the same time, 940 staff members (74%) indicated that it was somewhat likely or very likely that they would be more interested in renting if they could have below market rents.

Table 95: Interest in below market rents

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Not at all likely	236	13.5%	54	11.3%	181	14.3%
Not very likely	76	4.4%	18	3.8%	58	4.6%
Neither likely nor unlikely	131	7.5%	41	8.6%	90	7.1%
Somewhat more likely	526	30.1%	133	27.9%	392	30.9%
Very likely	778	44.5%	230	48.3%	548	43.2%
Total	1,747	100.0%	476	100.0%	1,269	100.0%

Question 45. Are you looking for other alternative forms of housing design, tenure model, amenities, or conveniences associated with your housing not yet discussed in this survey?

The results are as follows:

Table 96: Alternate forms of housing not yet discussed

Responses	Number of Respondents
Co-op housing	54
Co-housing/co-ownership	37
Rent to own	3
Other (i.e., laneway, coach houses, microsuites)	26
Total responses	120

2.10 Travel to Work and Commuting Profile

Question 46. Typically speaking, how do you get to your place of work?

Faculty Responses

Of the faculty who responded to the survey, 152 (31%) indicted that they drive to work, while 126 (26%) indicated that they take public transit. An additional 194 faculty members (39%) indicated that they walk, run, or cycle to work.

Staff Responses

Of the staff who responded to the survey, 489 (37%) indicted that they drive to work, while 519 (39%) indicated that they take public transit. An additional 215 faculty members (16%) indicated that they walk, run, or cycle to work.

Table 97: Mode of travel to work

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Drive	621	34.6%	152	30.7%	489	36.7%
Car Share	60	3.3%	8	1.6%	51	3.8%
Public transit	646	36.0%	126	25.5%	519	39.0%
Walk/run	185	10.3%	82	16.6%	103	7.7%
Cycle	224	12.5%	112	22.6%	112	8.4%
Other	60	3.3%	15	3.0%	58	4.4%
Total responses	1,796	100.0%	495	100.0%	1,312	100.0%

Question 47. How long does it take for you to get to campus during a typical rush hour during the academic year?

Faculty Responses

Of the faculty members who responded to the survey, 150 (30%) indicated that it takes them 20 minutes or less to get to work. An additional 105 faculty members (21%) indicated that it takes them between 20 and 30 minutes while 73 faculty members (15%) indicated that it takes between 30 and 39 minutes to get to campus. An additional 99 faculty members (20%) indicated that it takes them between 40 and 59 minutes to get to campus while 43 faculty members (9%) commute for over 1 hour.

Staff Responses

Of the staff members who responded to the survey, 209 (16%) indicated that it takes them 20 minutes or less to get to work. An additional 210 staff (16%) indicated that it takes them between 20 and 30 minutes while 222 staff members (17%) indicated that it takes between 30 and 39 minutes to get to campus. An additional 371 staff (28%) indicated that it takes them between 40 and 59 minutes to get to campus while 263 staff members (20%) commute for over 1 hour.

Table 98: Commuting time

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than 10 minutes	120	6.7%	63	12.7%	57	4.4%
10-20 minutes	240	13.3%	87	17.5%	152	11.6%
20-30 minutes	315	17.5%	105	21.2%	210	16.1%
30-40 minutes	296	16.4%	73	14.7%	222	17.0%
40-50 minutes	282	15.6%	63	12.7%	219	16.8%
50-60 minutes	188	10.4%	36	7.3%	152	11.6%
More than an hour	306	17.0%	43	8.7%	263	20.1%
I live on campus	57	3.2%	26	5.2%	31	2.4%
Total responses	1,804	100.0%	496	100.0%	1,306	100.0%

2.11 Personal and Household Profile

Question 49. In what year where you born?

Faculty Responses

Of the faculty members who responded to the survey, 83 (18%) were under the age of 35. There were an additional 193 faculty members (41%) who were between the ages of 35 and 44. In addition, 109 faculty members (23%) indicated that they were between the ages of 45 and 54 while 63 faculty members (14%) were between the ages of 55 and 64. There were 18 faculty members (4%) who indicated that they were 65 or older.

Staff Responses

Of the staff members who responded to the survey, 272 (33%) were under the age of 35. There were an additional 282 staff (34%) were between the ages of 35 and 44. In addition, 175 staff members (21%) indicated that they were between the ages of 45 and 54 while 81 staff members (10%) were between the ages of 55 and 64. There were 10 staff members (1%) who were 65 or older.

Table 99: Age profile

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
24 or less	25	1.5%	1	0.2%	17	2.1%
25-34	441	26.6%	82	17.6%	255	31.1%
35-44	563	33.9%	193	41.4%	282	34.4%
45-54	377	22.7%	109	23.4%	175	21.3%
55-64	217	13.1%	63	13.5%	81	9.9%
65 or older	37	2.2%	18	3.9%	10	1.2%
Total responses	1,660	100.0%	466	100.0%	820	100.0%

Question 50. What is your gender?

Faculty Responses

Among faculty members 235 (48%) were female and 255 (52%) were male.

Staff Responses

Among staff members who responded to the survey, 883 (69%) were female and 399 (31%) were male.

Table 100: Gender profile

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Female	1,120	63.0%	235	47.8%	883	68.5%
Male	654	36.8%	255	51.8%	399	31.0%
Transgender	3	0.2%	2	0.4%	3	0.2%
Other	6	0.3%	0	--	4	0.3%
Total responses	1,777	100.0%	492	100.0%	1,289	100.0%

Question 51. How many members are in your household, including yourself?

Faculty Responses

Of the faculty members who responded to the survey, 70 (14%) indicated that they lived alone while an additional 161 faculty members (33%) indicated that they lived with one other person. There were 263 faculty members (53%) who indicated that there were 3 or more members in their household.

Staff Responses

Of the staff members who responded to the survey, 286 (22%) indicated that they lived alone while an additional 464 staff members (36%) indicated that they lived with one other person. There were 551 staff members (42%) who indicated that there were 3 or more members in their household.

Table 101: Household size

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
1	356	19.8%	70	14.2%	286	22.0%
2	627	34.9%	161	32.6%	464	35.7%
3	349	19.4%	93	18.8%	256	19.7%
4	344	19.1%	131	26.5%	213	16.4%
5	94	5.2%	35	7.1%	59	4.5%
6 or more	27	1.5%	4	0.8%	23	1.8%
Total responses	1,797	100.0%	494	100.0%	1,301	100.0%

Question 52. How many household members are age 19 or older?

Faculty Responses

Of the faculty members who responded to the survey, 95 (19%) indicated that there was one family member over 18. There were an additional 344 faculty members (70%) who indicated that there were 2 family members over the age of 18. There were also 51 faculty members (10%) who indicated that there were 3 or more family members who were over 18.

Staff Responses

Of the staff members who responded to the survey, 319 (25%) indicated that there was one family member over 18. There were an additional 744 staff members (58%) who indicated that there were 2 family members over the age of 18. There were also 213 staff members (17%) who indicated that there were 3 or more family members who were over 18.

Table 102: Household family members over 18

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
1	414	23.4%	95	19.4%	319	25.0%
2	1,090	61.7%	344	70.2%	744	58.3%
3	160	9.0%	36	7.3%	124	9.7%
4	104	5.9%	15	3.1%	89	7.0%
Total responses	1,768	100.0%	490	100.0%	1,276	100.0%

Question 53. How many household members are between the ages of 6 and 18 (inclusive)?

Faculty Responses

Of the faculty members who responded to the survey, 316 (65%) indicated that there were no family members between the ages of 6 and 17. There were 170 faculty members (35%) who reported one or more family members between the ages of 6 and 17.

Staff Responses

Of the staff members who responded to the survey, 1,027 (81%) indicated that there were no family members between the ages of 6 and 17. There were 248 staff members (20%) who reported one or more family members between the ages of 6 and 17.

Table 103: Household family members between 6 and 17

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
0	1,345	76.3%	316	65.0%	1,027	80.5%
1	241	13.7%	98	20.2%	143	11.2%
2	153	8.7%	64	13.2%	89	7.0%
3 or more	24	1.4%	8	1.6%	16	1.3%
Total responses	1,763	100.0%	486	100.0%	1,275	100.0%

Question 54. How many household members are 5 or younger?

Faculty Responses

Of the faculty members who responded to the survey, 339 (70%) indicated that there were no family members 5 and under. There were 146 faculty members (30%) who reported one or more family members 5 and under.

Staff Responses

Of the staff members who responded to the survey, 1,067 (84%) indicated that there were no family members 5 and under. There were 206 staff members (16%) who reported one or more family members 5 and under.

Table 104: Household family members 5 or under

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
0	1,408	80.0%	339	69.9%	1,067	83.8%
1	272	15.5%	111	22.9%	161	12.6%
2	77	4.4%	33	6.8%	44	3.5%
3 or more	3	0.2%	2	0.4%	1	0.1%
Total responses	1,760	100.0%	485	100.0%	1,273	100.0%

Question 55. What is your approximate personal gross annual income?

Faculty Responses

Of the faculty members who responded to the survey, 59 (12%) reported that their annual income was less than $50,000 per year. In addition, 83 faculty members (17%) reported that their annual income was between $50,000 and $75,000. There were 69 faculty members (14%) reporting an annual income of between $75,000 and $100,000. There were also 267 faculty members (56%) reporting that their annual income was more than $100,000. There were also 163 faculty members who did not provide income information.

Staff Responses

Of the staff members who responded to the survey, 435 (34%) reported that their annual income was less than $50,000 per year. In addition, 483 staff members (38%) reported that their annual income was between $50,000 and $75,000. There were 230 staff members (18%) reporting an annual income of between $75,000 and $100,000. There were also 117 staff members (9%) reporting that their annual income was more than $100,000. There were also 363 staff members who did not provide income information.

Table 105: Gross annual individual income

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than $35,000	85	4.9%	15	3.1%	70	5.5%
Between $35,000 and $49,999	409	23.4%	44	9.2%	365	28.9%
Between $50,000 to $74,999	566	32.4%	83	17.4%	483	38.2%
Between $75,000 and $99,999	300	17.2%	69	14.4%	230	18.2%
Between $100,000 and $149,999	265	15.2%	171	35.8%	93	7.4%
Between $150,000 and $199,999	75	4.3%	60	12.6%	15	1.2%
Between $200,000 and $299,999	38	2.2%	32	6.7%	6	0.5%
More than $300,000	7	.4%	4	0.8%	3	0.2%
Total responses	1,745	100.0%	478	100.0%	1,265	100.0%

Question 56. What is your approximate household gross annual income?

Faculty Responses

Of the faculty members who responded to the survey, 28 (6%) reported that their annual household income was less than $50,000 per year. In addition, 39 faculty members (8%) reported that their annual household income was between $50,000 and $75,000. There were 54 faculty members (11%) reporting an annual household income of between $75,000 and $100,000. There were also 357 faculty members (75%) reporting that their annual household income was more than $100,000. There were also 163 faculty members who did not provide income information.

Staff Responses

Of the staff members who responded to the survey, 166 (13%) reported that their annual household income was less than $50,000 per year. In addition, 235 staff members (19%) reported that their annual household income was between $50,000 and $75,000. There were 243 staff members (20%) reporting

an annual household income of between $75,000 and $100,000. There were also 600 staff members (48%) reporting that their annual household income was more than $100,000. There were also 384 staff members who did not provide income information.

Table 106: Gross annual household income

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
Less than $50,000	192	11.1%	28	5.9%	166	13.3%
Between $50,000 to $74,999	274	15.9%	39	8.2%	235	18.9%
Between $75,000 and $99,999	297	17.2%	54	11.3%	243	19.5%
Between $100,000 and $149,999	509	29.6%	141	29.5%	368	29.6%
Between $150,000 and $199,999	247	14.3%	92	19.2%	153	12.3%
Between $200,000 and $299,999	161	9.3%	100	20.9%	61	4.9%
More than $300,000	42	2.4%	24	5.0%	18	1.4%
Total responses	1,722	100.0%	478	100.0%	1,244	100.0%

Question 57. How many household members contribute to paying your housing cost?

Faculty Responses

Of the faculty members who responded to the survey, 214 (44%) reported that only one household member carries the cost of their housing. There were also 269 faculty members (55%) reporting that they share the cost of their housing with a second member in their household. There were also 7 faculty members (1%) who reported that 3 or more members in their household share the cost of their housing.

Staff Responses

Of the staff members who responded to the survey, 443 (35%) reported that only one household member carries the cost of their housing. There were also 763 staff members (60%) reporting that they share the cost of their housing with a second member in their household. There were also 68 staff members (5%) who reported that 3 or more members in their household share the cost of their housing.

Table 107: Number of household members sharing the cost of their housing

	2016 Sample		Faculty Responses		Staff Responses	
	Number	%	Number	%	Number	%
1	657	37.2%	214	43.7%	443	34.8%
2	1,034	58.6%	269	54.9%	763	59.9%
3 or more	75	4.2%	7	1.4%	68	5.3%
Total responses	1,766	100.0%	490	100.0%	1,274	100.0%

3.0 Feedback from the Focus Group Sessions

Feedback from the Focus Group Sessions

- Along with the survey sent out to all UBC employees, and the analysis of the administrative data, a series of four (4) focus groups were held to help solicit input from different approaches. Specifically, it was maintained that providing interested employees, both faculty and staff members, the opportunity to articulate their concerns or comments about their housing situation in an oral manner might provide different insights, or might help to build upon or deepen the understanding gained through the survey.
- Focus groups were designed along specific characteristics of the target population of UBC employees including focus groups representing staff members, faculty members, renters and Village Gate Homes residents. Focus group participants were largely drawn from survey respondents who had indicated an interest in expressing their opinions and insights through participation in a focus group.

Focus Group 1:

About Their Housing Situation

- All of the participants were renters from both on and off campus
- Approximately half of the participants rented at Village Gate Homes
- The other half of the participants were renting off campus
- Those renting off campus were from different neighbourhoods - Kitsilano, East Vancouver, the West End and Cambie Village
- One participant was planning to move into a condo (June/July) Chinatown
- Another mentioned their partner owns a unit near Fraser/Kingsway and they were thinking about purchasing a unit in the same building

About UBC Housing

- One respondent stated that they were looking to buy something and that they had been approved for the FHOP but the program has some limitations
- Over 100 faculty have been approved in 2014/2015 but the current program only allows for the purchase of *new* units
- UBC has also introduced re-sale controls - i.e. if the value of the property increases and the property is sold, UBC will take some of the increase in value. At the same time, there are provisions in place to protect the purchaser if there is a loss of value
- For some, there was the perception that the assistance provided through UBC is the equivalent of taking “profit” three times
- It was noted that the other offer is $125,000 loan for the purchase of off-campus housing. However, it was noted that under this model, there is the need to repay the loan over a 10 year period and that in some ways this is like having a “time bomb” – especially if you have children and you are making plans about their future and the fact that they will be entering university

- Some participants referenced an “older program” which they felt was a good model in terms of the benefits created through “co-development”
- One of the participants mentioned that even for those who rent on campus, they have to treat it like a taxable benefit--even though there is some benefit, it has only limited benefit which comes right off your pay cheque
- Other participants noted that the design and layout of certain developments were also better than some of the current designs/models - Acadia Park was one of the models that was identified as being a good model in terms of the housing and amenities offered - greenways, paths, ground-oriented housing
- Many participants observed that Acadia Park units were more spacious when compared to the current choices
- Many talked about the fact that UBC has a large land base and that there is the perceptions that UBC could do something to help address the issue if it wished to
- Participants observed that there is a “bias” toward rental and that while this is a housing choice – it is not fully consistent with the type of language and directions set out in UBC’s Housing Action Plan
- There was also some discussion that the ownership options that are available are too small or too expensive
- Discussion that UBC could solve this problem if it wanted to– some participants talked about different models which have been developed by other universities –i.e., -get revenue from the market – not from faculty/staff housing
- Participants expressed the opinion that UBC Properties Trust is measured by how much money it is able to generate from the endowment to achieve different UBC-related outcomes
- Political will is required to change the current impasses and to push through changes
- The faculty ownership program further divides the faculty – maybe it should be conducted via a lottery system
- There is a waiting list for bigger rental units because there are not enough – UBC could solve the problem by increasing the supply of suitable housing –
- UBC needs to listen to the results of the survey
- Respondent asked if there was a way to subtract out the cost of the land –with free land UBC could build a rental and rent it at market rates – ownership format -20% of the cost for the down payment (land component can be 25% to 30% of the total cost)
- UBC should build more faculty/staff housing; should conduct a speculative project on long term renters versus transitional/early housing career people currently renting – is there a difference between these 2 groups?
- UBC needs to do something to address this situation
- Respondents feels that there is significant latent demand from staff for housing
- Need to realize how well has UBC done in creating good quality neighbourhoods
- Respondent likes the unit here on campus, but the building and management are more problematic—there are too many rules around what can be in your windows, don’t have floor wardens, don’t have a directory of who lives in the building…
- An Association has been formed to try to get some of the rules relaxed
- The development has more of a resort feel –no character.

- Hawthorn Place is nice, more of a residential feel – but far from the life and stores, more isolated, not good access to transit
- If the University wants to stop hearing about housing woes, the solution is pretty clear.
- Properties Trust knows how much it really costs to build and should be building for the salaries of the people who live there
- Explore what has been done in other high cost areas (like Columbia which the Board of Governors toured) or UC Irvine which built a wonderful suburban neighbourhood including a series of homes at market to provide capital which provided people with some really nice housing right next to campus
- Part of the frustration is that people participate in consultation but fail to see or hear anything further. There is a major disconnect and a lack of communication from the university.
- One respondent addressed the UBC Housing Action Plan directly and dictated a passage he wished included in the notes. He expressed some skepticism about UBC`s true commitment and added that UBC needs to endorse and get behind their definition of affordability:
- Section 3.2 in the Housing Action Plan: – affordable housing for the purpose of this plan is defined a housing that one can afford to rent, lease, afford to aims to improve campus housing choices in terms of tenure options in terms of tenure options, size, and unit types that UBC employees can afford within 30% of their household income (Page 4 of *The University Community on Campus: UBC's Housing Action Plan).*

About the Vancouver Housing Market

- In reflecting on their current status there was a sense of frustration expressed
- Some felt that when they were recruited they were promised assistance with housing.
- Most recognized that they really have no way to enter the ownership market
- Even the renters said they couldn't move because they couldn't afford a higher rent
- Most would like to live closer to UBC but were concerned that they couldn't afford to live closer
- One participant observed that they have opted to rent so that they could still live and not be slave to their housing –i.e., they prefer to travel
- They talked about their housing career and the fact that after saving for more than 10 years, only a condo is affordable (and barely affordable at that)
- The housing market is marked by a development imperative and is measured on profit
- Respondent feels that ownership opportunities have disappeared – as a result many people have a 'flight or fight' syndrome with regard to living and working in Vancouver
- Respondent felt 'lucky' renting a 2 bedroom apt in the West End
- A new housing report can help to demonstrate the need for affordable housing options
- There is a large degree of cynicism, skepticism and frustration concerning the housing market
- One respondent has been here for 10 years and the housing situation has deteriorated –he feels that he may be better off than others as a single, tenured academic and, while he has been able to save, has a great department, tremendous colleagues, yet feels that if the opportunity presented itself he would move
- Issues such as impermanence, sense of loss of community, relocation/housing stress all come into play

- Respondent recently lost an excellent employee who had to commute from New Westminster (one hour plus)– issues like that impact the ability of UBC to recruit and it is starting to impact their ability to retain
- Sense that inheritance is the only way to really get into the market – can afford a 1-bedroom condo –stretch to a 2-bedroom condo – inheritance would facilitate ownership
- While the respondent would never want to live on campus, they would consider on-campus housing if it were a decent building, decent size, decent price – good childcare, decent schools… These are all significant amenities and considerations
- Respondent is forced to do a 'hard calculation' on cost of living – daycare spaces at UBC are more expensive ($1,500 versus $800) – depending on the age of the child, it can cost $1700 and then dropping down to $1200, while afterschool care at the YMCA is $375
- Housing stress delays starting a family and creates a lack of permanence, leaving you wondering whether you will stay in Vancouver– the unit size actually means that you choose to live apart and accept 'preposterous' propositions. People are persuaded to accept terrible conditions but these are not sustainable
- My wife did not want to live on campus because of the isolation and lack of amenities– it was not real choice – this resulted in a choice to live off campus –While it still feels sterile, it is much better and more interesting, easier to get to places, however, getting transit off campus is a real challenge
- While some people are never going to want to live on campus, there are some very good schools (a major attraction); you can walk your child to school and this makes life a lot easier
- Need greater emphasis on family housing – much of the current housing is "so manifestly and obviously unsuitable" – build housing for young families who really need it
- Respondent mused about the possibility of a cooperative or other form of housing development to address some of the paternalism of the current management style–instead of being managed by conventional property management arrangement, try it managed as a non-profit society
- The situation is serious and housing stress is a major factor in retention and recruitment and it is definitely not getting better
- Much of the problem is generational– colleagues hired in 2003 are fine – younger people are in a challenging position (an over/under 40 divide) and you will increasingly see a real generational divide within the University.
- There is a disconnect: UBC may be a great place to work, but respondent would say to someone with a family don't move here
- Wonders what it says when everyone under the age of 50 doesn't own a home
- Yet renting is often so unstable, especially in Vancouver
- The housing market has really gone up and the prevailing sense is that, if you don't jump in, you are out, permanently.
- We are all waiting for the crash. We are astounded, fearful, and left with a sense of hopelessness
- The housing market problem in Vancouver is very, very real
- People are acutely aware of the sense of suitability, affordability and the kind of community that is being created because of what has happened in Vancouver

- Housing is seen more as a commodity – build cheaply, compromise on quality, pile people in as much as possible
- Prices are so inflated that there will always be a strong rental market.
- Build as many large units as possible, sell at cost, help insulate people from the downturn, if there is excess capacity, change them to rental.
- Taxable benefit of $200 per month – market value is deemed higher
- About the COPP Development
- This is where the "crush" of students is going to be
- Living on U Blvd would be like putting a bed in my office
- I thought that this was not even allowed by UBC's own planning guidelines – would not want to live basically on top of a bus terminal
- Privacy concerns– go to buy milk and run into half of my students
- too homogenous – it is all very forced
- The shops could look nice, and I will go to the shops, but I want some separation between live and work.
- Who can afford to buy housing on campus?
- Suggestion that UBC build decent size classrooms inside the University precinct not housing

Focus Group 2:

About Their Future Plans

- One respondent saw this situation as temporary as his family is from the US and the intention is to move back to the States. Aware that they cannot retire here
- One participant was contemplating a move to Germany for a year
- Another participant indicated that they plan to stay in Vancouver for the foreseeable future and that they are hoping to get a permanent position with the University
- One participant indicated that they are likely to buy on the Sunshine Coast

About The Vancouver Housing Market

- One staff member noted that the cost of housing in relation to her salary is starting to make her consider leaving the university –Cost of living is simply too high
- Finding family housing can be a challenge – respondent has been lucky to find a single detached home in Dunbar to rent – has a 3 year lease but has noticed that the rents have gone up quite a bit since first entering into the lease
- Some participants expressed that they have resigned themselves to be life-long renters
- It was difficult to accept renting for life but while we do well, we know that we can't own—so the issue becomes finding a place that is secure that is not going to be pulled out from under us (our house has already sold once during our 3 year lease).
- Another participant noted that the rental supply is shrinking and that the choices available in the market are not affordable
- It was also agreed that paying 30% of income is not anywhere near the reality
- One participant observed that "if I could get a job somewhere else that gave us that opportunity to build equity (i.e., not be a renter) it would be really tempting – UBC is a good employer but the cost of housing is challenging".
- It was also observed that the housing being built is not always the right type of housing – in some ways it is too small –i.e. the product being built often does not match the needs.
- One participant observed that they looked at a number of units yet the units are never bigger than 1,000 sq ft.
- Another participant is in the market because his wife owns a home –recently moved in with mother in law in Richmond partially to help offset the costs of childcare
- It was observed that the quality of housing is poor for the $400K price tag
- The group also echoed themes heard in different focus groups– for example, there is a sense of housing stress and that it leads to a loss of connection – a sense that the situation is not permanent
- Staff living further from campus must commute by transit or pay a high parking cost (in 2013 the staff transit pass was discontinued and corporate passes were discontinued by Translink). $150 per month for a Parking Pass – might have to walk for ½ hour at midnight – subsidized bus pass – save $20 per month — if they extend the sky train line to UBC, that would be a reason for living away from campus

About UBC Housing

- It was noted that most units are relatively small
- One participant noted that their on-campus experience has been really good so far, while there were some issues early on, it was partially related to the fact that it was a new building and most deficiencies were expeditiously addressed
- People living in F/S housing are largely friendly and there is a good sense of community – any people who did not like it have moved on.
- One participant noted that F/S housing is a really family friendly environment and that kids leave drawings in the elevators and the community/village comes together to have pot lucks or to gather in the barbeque area
- It was also noted that it is really nice to be able to walk to everything – the experience has been good
- One participant noted that they are on the waiting list and that they were notified half way through the month so they could not take up the offer because they could not afford to "double carry" the rent on two different places and that 2 weeks is not enough notice;
- One of the participants noted that they rented in Wesbrook for the first 2 years and that now they are renting in Village Gate Homes. They noted that the space is pretty small especially for a family and that there are challenges in keeping the children quiet and not jumping.
- Another participant noted the living on campus is great and that it has everything they need. (If people want to do other things, 10th Avenue is easily accessible.)
- It was noted that in the case of both on and off campus residents the different social and recreational opportunities are valuable – on campus they provide great amenities and for those living off campus, it provides a way to avoid the rush hour
- Others noted that they would like to live on campus but cannot afford it – "if I could afford it, I would – 20 minute walk from my job would be awesome – it would free us all of the time commuting – 2 plus hours per day"
- It was noted that UBC needs to think about developing the type of housing that appeals to families.
- I want my kids to be able to take advantage of the reduced tuition but I can't see that happen unless UBC steps up on the housing file. Both we and the university would be the better for it. It means having a long term vision
- Pay $2,250 for a 3-bedroom place – UBC should consider delivering a dividend back for the land development for the academic
- Properties Trust: there is a 'dissonance' when you have this land base at your disposal– if UBC has 100 acres of land to develop – develop 80 and use 20 to advance/support UBC employees
- Why would a faculty member want to stay on campus? It used to be a conversation about the quality of amenities and services
- Now, living at UBC offers many amenities, including social events, arts district, lots to do on campus.
- However, it is hard to live on campus because of all of the construction – Wesbrook Village is only 60% complete
- As the student body grows, if UBC can't retain its faculty, it will become a big problem.
- Brief comment on the elimination of free parking on campus

- I want to be away from campus and have a break- in the morning when I wake up and catch the bus, it gives me time to reflect on people, life, - I am in the middle of the students and it allows me to be part of student life….
- I don't know of other organizations that are actually looking at this type of question – others are not even asking their staff
- Request that UBC provide feedback around how the land base at UBC is being used and about the perceptions people have of Properties Trust – it would be interesting to hear that
- Respondents are aware that there are plans to do a lot more development on campus including a 'living lab' building. At least two more sites are scheduled to start construction this summer – 20/80 proposal – faculty are bring the funding to the university so it is important to work to retain staff.
- Keep in mind that people have to live in these units: livability is key. Make them ground-oriented, family-oriented, with safe storage, have community gardens, make them less tied to this 'crazy' market.
- Opinion that staff rents should be geared to income
- There is a belief that UBC Properties Trust is making "huge buckets of money" and that the university is not serious about addressing the affordability pressures – the dollars are going to the University and they are making a tidy profit.
- Participants were appreciative that UBC is looking at this issue and noted that UBC should not have to take responsibility for the vagaries of the housing market – the market is passing a lot of people by. As an employer, it is great they are looking at this question
- We know there is a need for more 3- and 4-bedroom units house – other colleagues are waiting for the 4 bedroom
- Design concerns– the bathrooms are too big while the bedrooms are too small.

About the COPP Development

- Participants were not certain that they would want to move to that area – "I would not want to live right in the centre among the students"
- Others felt that it was a bit isolated
- Some thought that it would be very noisy and would lack privacy
- There are few amenities in that area and it is next to a big open area for concerts and student events
- The planning in terms of some of the other housing choices has been good – there are nice neighbourhoods -Wesbrook, a lot of green space, walkways, parks, UBC farm, places where you can purchase local food
- There is real value in having green spaces and places for kids to play
- In terms of the planning around the proposed COPP development, many faculty and staff would want some distance between their work and living space
- Some also noted that there is much construction on campus and that moving to the centre of campus would feel like living in a construction zone for 2 years – noise, trucks, road diversions.

Focus Group 3: Village Gate Homes residents

About the Respondents

- All had worked at UBC for between 1-3 years except one professor who had worked at UBC for 14 years
- Some had children, some were married without children.
- Respondents were Canadian and from overseas.
- One had lived in Hampton Place for 5 years before living at VGH
- Two participants noted that they felt moving into Village Gate Homes was the easiest option due to the fact they were moving from overseas.

About their Experience Living in On-Campus Housing

- Rent increases every year to adjust to market prices—but then the idea of providing housing for F/S is defeated by the increase in prices.
- VGH—there is not much uniformity to the management of the properties—residents don't really understand how things actually work at VGH as the management is not transparent and can be rather ad hoc
- There is often poor communication from management—office staff can be rude and unclear, plus there is always lots of turnover and therefore a lack of consistency with policies and practices.
- Considerable chagrin was expressed in that VGH does not allow resident to organize a Faculty/staff residents group
- The only explanation for the ongoing rent increases is that UBC must keep up with market rents. But this does not help because the market itself is flawed.
- Respondent used to rent in Dunbar and Kerrisdale; had wanted to move and realized that VGH was slightly more affordable
- Effective communication with VGH can be very difficult.
- Even the access fobs are different for some floors and some people but not for others
- The relocation office was really responsive.
- There are so many more innovative models that could be used to address the housing at UBC—any of a number of European models—this is a very North American (read: narrow and uncreative) way of managing the housing problem
- One respondent noted that he thought UBC felt like a ski resort—wants UBC to build a vibrant and real community—currently the housing and community is too standardized, to uniform and sterile
- There seem to be no overall community objectives
- UBC is sitting on land and could do something creative with it but they seem to be content simply making money out of it—the profit margin for UBC is apparent
- Most of the housing being developed is student housing which does not address the problem for staff and faculty
- UBC is building a village/town –some find it likeable while other respondents feel it has created an artificial environment

- One noted that students and student housing provide the highest return on investment (faculty/staff housing is more of an afterthought)
- Will UBC change its focus to make the housing and campus living more attractive to faculty/staff?
- Housing is a critical problem for recruitment and retention
- Suggestion that UBC build terrace/stacked housing to achieve mid density/ground oriented stacked townhouse feel with a real sense of home.
- Those who took advantage of the UBC purchase plan (which is now gone) won out but they miss the sense of home and community.
- Some of the issues and challenges might be mitigated if the housing was more home-like
- The issue of high uniformity in the management of the VGH housing came up once again.
- Faculty/staff tenants are compelled to be self organizing—VGH does not facilitate no email distribution and this feels adversarial—as if the residents aren't trying to make their housing arrangement the best it can be.
- There is a lack of partnership between tenants and VGH. Without the residents there is no VGH, yet they are not interested in cooperation.
- Other respondents expressed their feeling that the UBC faculty and staff housing itself is fine--Satisfaction expressed with the heating.
- The older buildings seem to be better—Tamarac and Gardenia are good, but Noble is not functional
- Azalia has many good qualities–it provides a sense of home and place—ground entry access, green space, privacy, a place to park a car, feels like a home
- At Hawthorne, the parking is very expensive, storage is a 'bird cage' and there is no additional storage on campus—participant asked that UBC do something about this
- One respondent also noted the lack of green space
- The 3 and 4 beds are very expensive but a larger family needs this to be able to live in comfort
- One respondent moved to Vancouver to be close to family—they need 3 bedrooms and a guest room—VGH says you can only have guests 2 weeks of the year, plus the policy at VGH says you can't have a parent live with you which is a detraction for some.
- Transit on and around campus could be better
- Acadia Park would be a much better option if they built in the footprint of the old development
- A suggestion that UBC revisit its mission, and thinks about using the land it has to address the housing problems faced by faculty and staff.
- Currently UBC is selling homes to people who have no relationship to the university
- F/S housing is the only one with a true sense of community.
- 99 year leases are a 'disgrace'
- Build some low density housing as well as high rises
- There is a transient feeling to the on-campus experience for many people
- Profit should be earmarked for future housing
- An interest was expressed in having a pet friendly building

About the Vancouver Housing Market

- A common belief that UBC is not able to recruit excellent people due to the expensive Vancouver housing market
- Is UBC aware it is in danger of losing its leading role internationally due to the housing situation?
- One respondent noted that he recently put an offer in for a house $150,000 over the asking price (around $1.5M), yet the winner was $400,000 over asking—he can't afford a townhouse in Vancouver
- Concern about a trickle down effect in the housing market—soon the market will be like this for condos as well
- There are palpable risks of having to rent for the long term—not all professionals will accept that trade-off to live in Vancouver.
- This is creating a society of haves and have nots—younger/newer residents can't afford a condo at a reasonable distance from UBC
- Recruiting top talent is a problem across all departments at UBC because the city is not affordable.
- A faculty member reported he had moved to VGH from Montreal and thought he would rent at VGH for 1 year, but market has changed dramatically and is unable to find an ownership option in the current market
- A shared sense in the group that the senior professors don't understand the reality
- It is difficult to establish roots in the community if you don't know what the future is in Vancouver (i.e., can we own and make this our long term home? This feeds into the instability and transitory nature of working for/at UBC and increases the challenges faced by the university.
- Respondent was told that the rents at VGH were comparable; thought they would move into ownership but are discovering that the market has changed.
- Vancouver is too expensive for post-docs and the respondent can see that the ability to attract such people is diminishing quickly.
- One respondent asked rhetorically if he even wanted to stay in a place where money is God? And where the "hysteria" of open houses governs life for people trying to get established
- Another noted that being compelled to make a decision within 1 day for a mortgage of $1 M or more is highly unhealthy yet it is life in Vancouver.
- Vancouver has a problem of offering long term sustainability and this is a challenge for all young and incoming people from students to post docs to staff and faculty.
- One respondent had been trying unsuccessfully for 3 years to get established in the ownership market.
- Two respondents said that they may not have moved to Vancouver if they had known what it (the housing situation) would be like.
- The real problem is that the F/S housing has become a permanent arrangement, while many residents would ideally like to use it as a stepping stone into the market and into the community.
- Suggest that UBC looks at the percent of income it takes to own or rent in the 90s versus today—people today need help, people are leaving Vancouver if they do not receive some type of assistance with their housing

- There is a high level of discontent even if people do not leave the City
- The market is moving faster than UBC is moving—feel that something must be done.
- One respondent indicated that she is unable to spend her research budget because it is not possible to find qualified researchers willing to come to Vancouver
- Participants have the sense that many in the 25-45 age group are leaving
- Hope that serious transportation option is developed to UBC so people can commute to campus quickly
- Thinking simply about what kind of houses we build is no longer the main point—the challenge is now much bigger than that.
- Retainment is a big problem—respondent claims that 50% of science professors would leave if they could
- Respondent indicated that there is a good chance his family will leave Vancouver
- They now have to ask themselves, where will we be when we retire? Vancouver is a great place but his message to his teenagers is that you shouldn't start your life here
- One respondent noted that they can't even afford kids.
- ``We pay a lot for the views``.
- Housing plays so completely into the whole quality of life question and that is taking a beating in Vancouver at the moment.

About the COPP Development

- In general, very little support or interest in housing in the U Blvd area by members of this focus group
- The area is of little interest for housing
- There are few services
- No sense of community in that area
- High traffic area
- Generally undesirable
- The area is better left for academic building and central services
- No one with families would want to like there
- The area lacks adequate real green space
- Noisy—wouldn't want to hear the buses
- Would feel like living in a total institution

Focus Group 4: Staff

About the Respondents

- One respondent rents at Dunbar and 41st with wife for 11 years. Has worked for UBC since 1999. No children in the household.
- Another has worked at UBC for 2 years in IT. Lives in Richmond and born in Richmond—has owned for less than 1 year.
- Another respondent lives in Richmond in a 4 bed rental house but no children
- Another is an engineer at Triumph; lives in the Noble bldg. on campus. Came to Vancouver 1 year ago. Previously lived in Calgary and has a teenage daughter
- Respondent is not going to buy in Vancouver. Instead they plan to buy a vacation house on the island.

About the Vancouver Housing Market

- Respondent is not sure about owning; likes living on campus—it is a really nice place and it has everything the family needs. Being rental is the only drawback. Is afraid the market may crash, but it may go up forever.
- Respondent may inherit some property but are likely be long term renters.
- Respondent sold their house in New Zealand but couldn't find the right property here in Vancouver, there is nothing near UBC they can afford. They looked at buying here but the market 'went crazy'. Respondent will not settle in Vancouver long term.
- Would like to live on UBC but too small, not enough privacy. Don't want to commute too far. Looked at Brentwood area but housing there sold quickly. Now have to drive for 50 minutes. Looked at units on campus, but the units were too small.
- Another respondent rented for a year, then bought townhouse. However the commute takes 1 hour or more and affects quality of life.
- There is a basic issue that we can't fit the bikes in the bike room.
- The parking at Noble House is mostly empty.
- Respondent discussed moving to campus if the right incentives were in place—UBC has some nice neighbourhoods but his wife isn't in favour.
- The rents are outrageous
- Respondent noted that they have been priced out of the market
- Another had been looking for something in Vancouver but couldn't find anything they liked at a price they could afford.
- Noted that multiple bids on properties are the norm in Vancouver and this has a negative psychological effect on people.
- Another agrees that it is truly a crazy market—shared the anecdote that a property asking $900K went for $1.1M. A co-worker who bid on the place lost the bidding frenzy yet still ending up paying for an inspection
- It was expressed that there is a general lack of stability and uncertainty about living in Vancouver—feels they would have to leave if they were not able to establish themselves and provide themselves with adequate security (i.e., ownership)
- One asked if there is (or perhaps should be) a survey of people leaving UBC to see what kinds of factors influenced their decision?

- One respondent noted that his family loves BC and it would have to become extreme to not stay in Vancouver. At the same time, the respondent noted that it has recently become just 'too ridiculous' to buy a condo in Vancouver and this has to influence the choices of many people (to stay or leave).
- One respondent said they have investments elsewhere. While they were ready to buy a house, they will rent for a few more years to see what happens in this market.
- Respondent from Richmond said he enjoys living there, but that there was been a huge cultural change in that city and Richmond often doesn't seem like living in Canada.
- Another has considered moving to the Island, but for the time being, the job is keeping them here.
- Respondent likes the work at UBC and even noted that the market is not a big consideration. However, that is because it has become completely unreachable. However, upon elaboration, the respondent added that he would be interested in 'more options' in the housing market.
- The long term future is unclear, they may leave in the long term (or not), but for the short to medium term, they are committed to living and working in Vancouver.

About UBC Housing

- Respondent was told about VGH and the process of moving was relatively easy
- Think UBC should build more Faculty/Staff housing not only to help its employees but as a means to retain its workforce.
- One respondent noted that they thought rental prices at UBC were pretty much the same as market prices—another person said they thought UBC was still cheaper than market.
- Another is on the waiting list for UBC rental but feels the cost is pretty much market level.
- One respondent noted that they considered living on campus—if they moved to the campus, they would be able to sell one of the family cars and realize some savings that way.
- Noted that hydro is very cheap at UBC.
- One respondent looked at renting on campus but felt there wasn't enough of a savings to justify a decision to move to the campus.
- UBC may be looking to save money, but staff are very worried about household stability. There has to be a willingness on UBC's part to understand these concerns and to help with concrete measures.
- Respondent is allowed to work from home which is a huge incentive—telecommuting is a huge benefit and has made a large and positive quality of life impact.
- One respondent asked if UBC means tests the rents for salary? Response was that there was less of that, they just launched mortgage subsidy program.
- Overall, one respondent concluded, the housing at UBC seems great (lots of amenities, day care, etc.). It is pretty desirable.
- Another added that, while the housing at UBC is lovely, it is just not big enough.
- Good schools at UBC is a nice feature

About the COPP Development

- Respondents were not interested in living at the COPP development
- One complaint was that there was 'too much cement' in the area

Appendices

Appendix A. Administrative Data

The data in the system applies to the 13,500 staff and faculty employed by UBC.

Length of Employment with UBC

UBC's administrative data showed that in 2010, 2,555 (18%) of faculty and staff joined UBC within the previous twelve months. At the same time, 4,635 (36%) of faculty and staff were employed by UBC for between 1 and 3 years. There were 3,289 (26%) faculty and staff members employed at UBC for 10 years or longer.

UBC's administrative data showed that in 2016, 1,584 (12%) of faculty and staff joined UBC within the previous twelve months. At the same time, 3,223 (36%) of faculty and staff were employed by UBC for between 1 and 3 years. There were also 5,865 (43%) faculty and staff members employed at UBC for 10 years or longer.

Table 108: Administrative data: length of time working at UBC

	2010 Administrative Data		2016 Administrative Data	
	Number	%	Number	%
Less than 6 months	199	8.9%	588	4.4%
6 months to 1 year	2,356	8.6%	996	7.4%
1 to 3 years	3,342	20.4%	1,824	13.5%
3 to 5 years	1,293	15.2%	1,399	10.4%
5 to 10 years	2,250	20.7%	2,826	20.9%
10 to 20 years	2,008	14.2%	3,474	25.7%
20 years or longer	1,281	11.9%	2,391	17.7%
Total	12,730	100.0%	13,498	100.0%

Marital Status

UBC's administrative data showed that in 2010, 4,333 (34%) of UBC staff and faculty members reported that they were married. At the same time, 8,397 (66%) reported that they were not married.

In 2016, UBC's administrative data shows that 5,412 (40%) of UBC staff and faculty members reported that they were married compared to 8,097 (60%) who reported that they were not married.

Table 109: Administrative data: marital status of faculty and staff (2010 and 2016)

	2010 Administrative Data		2016 Administrative Data	
	#	%	#	%
Married	4,333	34.0	5,412	40.1%
Not married	8,397	66.0%	8,097	59.9%
Total	12,730	100.0%	13,509	100.0%

Number of Dependents

UBC's administrative data also includes information on the number of dependents (a proxy for household size). In 2010, 8,105 staff and faculty members (64%) reported that they did not have any dependents. At the same time, 2,167 (17%) reported at least one dependent. There were also 2,396 staff and faculty members (19%) who reported 2 or more dependents.

In 2016, 7,538 staff and faculty members (56%) reported that they did not have any dependents. At the same time, 2,224 (17%) reported at least one dependent. There were also 3,747 staff and faculty members (28%) who reported 2 or more dependents.

Table 110: Administrative data: number of dependents of faculty and staff (2010 and 2016)

	2010 Administrative Data		2016 Administrative Data	
	Number	%	Number	%
0	8,105	64%	7,538	55.8%
1	2,167	17%	2,224	16.5%
2	1,057	8%	2,814	20.8%
3	1,106	9%	745	5.5%
4+	233	2%	188	1.4%
Total	12,730	100%	13,509	100.0%

Gender Distribution

In 2010, UBC's administrative data shows that 7,023 staff and faculty members (55%) were female and 5,707 faculty and staff members (45%) were male.

In 2016, UBC's administrative data shows that 7,445 staff and faculty members (55%) were female and 6,064 faculty and staff members (45%) were male.

Table 111: Administrative data: gender distribution of faculty and staff (2010 and 2016)

	2010 Administrative Data		2016 Administrative Data	
	Number	%	Number	%
Male	5,707	44.8%	6,064	44.9%
Female	7,023	55.2%	7,445	55.1%
Total	12,730	100.00%	13,509	100.0%

Distribution of Staff and Faculty

In 2010, 34% of all individuals employed at UBC were faculty while the remaining 66% of individuals employed by UBC were staff.

In 2016, 35% of all individuals employed at UBC were faculty while the remaining 65% of individuals employed by UBC were staff.

Table 112: Administrative data: distribution of faculty and staff (2010 and 2016)

	2010 Administrative Data		2016 Administrative Data	
	Number	%	Number	%
Staff	8,385	65.9%	8,853	65.5%
Faculty	4,345	34.1%	4,656	34.5%
Total	12,730	100.0%	13,509	100.0%

Representativeness of the Survey Sample

The following section provides an overview of the responses to the 2016 Staff and Faculty Survey and compares them to the overall 2016 UBC Administrative data to determine the overall representative of the sample along key family and household dimensions including:

Table 113: Representativeness of the 2016 survey sample to the 2016 administrative data

	2016 UBC Administrative Data		2016 Survey Responses	
	Number	%	Number	%
Gender (Female)	7,445	55.1%	1,120	62.8%
Gender (Male)	6,064	44.9%	654	36.7%
Faculty	4,656	34.5%	655	29.0%
Staff	8,853	65.5%	1,635	71%%
Time Employed At UBC (1 year or less)	1,584	12.2%	245	10.8%
Time Employed At UBC (1 to 3 years)	1,824	13.5%	399	17.6%
Time Employed At UBC (3 to 5 years)	1,399	10.4%	348	15.3%
Time Employed At UBC (more than 5 years)	8,691	64%	1,280	56.3%
Dependents (1 or more)	5,971	44.2%	1,208	67.8%

Appendix B. Aggregated 2016 Survey Highlights in Comparison to 2010 Survey

This section provides an overview of the responses received to the 2016 Staff and Faculty Housing Survey completed in March 2016. This section reports on the aggregated results from the 2016 survey and compares the findings to the 2010 survey which was also completed by McClanaghan & Associates.

Responses

There were 2,404 individuals who responded to the survey in 2016. This is slightly higher than 2,162 responses received in 2010 and translates into an overall response rate of 17.8%.

B.1 General Profile

Question 1. How long have you worked for UBC?

There were 2,162 individuals in 2010 who responded to this question. Of those who responded, 820 respondents (38%) indicated that they had worked for UBC for 3 years or less. There were an additional 328 respondents (15%) who indicated that they had worked at UBC for between 3 and 5 years. At the same time, 1,014 respondents (47%) indicated that they had worked for UBC for 5 years or more.
There were 2,272 individuals in 2016 who responded to this question. Of those who responded, 644 respondents (28%) indicated that they have worked for UBC for 3 years or less. There were an additional 348 respondents (15%) who indicated that they had worked at UBC for between 3 and 5 years. At the same time, 1,280 respondents (56%) indicated that they had worked for UBC for 5 years or more.

Table 114: Length of time working at UBC (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Less than 6 months	192	8.9%	116	5.1%
6 months to 1 year	186	8.6%	129	5.7%
1 to 3 years	442	20.4%	399	17.6%
3 to 5 years	328	15.2%	348	15.3%
5 to 10 years	448	20.7%	511	22.5%
10 to 20 years	308	14.2%	512	22.5%
20 years or longer	258	11.9%	257	11.3%
Total	2,162	100.0%	2,272	100.0%

Question 2. What is your current employment status?

Of those who responded to the survey in 2010, 1,784 respondents (83%) were employed full-time while 369 respondents (17%) were employed part-time.
In 2016, 2,009 respondents (76%) indicated that they were employed full-time while the remaining 631 respondents (24%) indicated other types of employment arrangements (permanent, contract, and grant tenure).

Table 115: Type of employment (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%		Number
Full Time	1,784	82.9%	2,009	76.1%
Part Time	369	17.1%	156	5.9%
Permanent	--	--	310	11.7%
Contract/Grant Tenure	--	--	165	6.3%
Total	2,153	100.0%	2,640	100.0%

Question 4. At which campus do you primarily work?

In 2010, when asked about the specific location of their work, 1,823 respondents (84%) indicated that they work at the Vancouver/Point Grey location. There were 338 respondents (15%) who indicated that they work at one of the other work locations (hospital site other than Point Grey, Robson Square or Great Northern Way).
In 2016, when asked about the specific location of their work, 2,005 respondents (89%) indicated that they work at the Vancouver/Point Grey location. There were 261 respondents (11%) who indicated that they work at one of the other work locations (hospital site other than Point Grey, Robson Square or Great Northern Way).

Table 116: Primary work location (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Vancouver/Point Grey	1,823	84.4%	2,005	88.5%
Robson Square	12	0.6%	23	1.0%
Hospital Site (Other than Point Grey)	280	13.0%	208	9.2%
Great Northern Way	2	0.1%	0	0.0%
Other	44	2.0%	30	1.3%
Total	2,161	100.0%	2,266	100.0%

Question 5. What is your employment category?

Respondents were asked to provide information about their general employment category. Of those who responded to this question, 655 respondents (29%) were faculty and 1,635 respondents (71%) were staff. Of the faculty members who responded, 391 respondents were in the tenure stream (60%) while an additional 147 (22%) were non-bargaining. There were 95 respondents (15%) reported that they were sessional or grant tenure. Across the staff, 838 respondents (51%) were in the management and professional category (AAPS) followed by 460 respondents (28%) who were CUPE members (CUPE 116, CUPE 2278 and CUPE 2950). There were also 115 respondents from Triumf (7%) and 115 respondents (75) who were non-union technical staff.

Table 117: Employment Category (faculty and staff 2016)

Faculty			Staff		
	Number	%		Number	%
Faculty - Tenure stream	391	59.7%	Management & Professional (AAPS)	838	51.3%
Faculty Non-Bargaining Group (Research Associates, Post Doctoral Research Fellow, Postdoctoral Teaching Fellow)	147	22.4%	CUPE 116, 2278, 2950	460	28.1%
Faculty – Sessional	61	9.3%	Triumf	118	7.2%
Faculty - Grant tenure	34	5.2%	Technician/Technical & Research Assistant	115	7.0%
Deans, Heads or Principals (including Associate, Interim, and Acting)	15	2.3%	Farm worker, IUOE 882 and Other	48	2.9%
Faculty unpaid (e.g. Visiting Professors)	7	1.1%	Excluded M&P	36	2.2%
	--	--	Senior Executive –Academic/Non-Academic and Service Unit Directors	0	0.0%
	--	--	Childcare (BCGEU and Non-Union)	20	1.2%
Total*	655	--	Total	1,635	--

(*) respondents were able to identify more than one (1) category

B.2 Tell us about where you live

Question 7. In which municipality do you currently live?

When asked about their home municipality, respondents came from across the region with the majority of respondents 1,342 (62%) living in Vancouver. There were 252 respondents (12%) who live on the UBC campus and an additional 29 respondents (1%) living in the UEL. There were also 138 respondents (6%) from Richmond and 120 respondents (6%) from Burnaby.

Table 118: Home municipality (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	%	Number	%	
Vancouver	1,348	62.8%	1,342	62.2%
UBC Campus	259	12.1%	252	11.7%
Richmond	121	5.6%	138	6.4%
Burnaby	114	5.3%	120	5.6%
Surrey	42	2.0%	52	2.4%
Delta	38	1.8%	41	1.9%
North Vancouver (District)	34	1.6%	22	1.0%
West Vancouver	33	1.5%	14	0.6%
New Westminster	31	1.4%	30	1.4%
Coquitlam	28	1.3%	26	1.2%
North Vancouver (City)	24	1.1%	46	2.1%
UEL	15	0.7%	29	1.3%
White Rock	12	0.6%	6	0.3%
Port Coquitlam	11	0.5%	9	0.4%
Port Moody	11	0.5%	14	0.6%
Langley (District)	7	0.3%	6	0.3%
Langley (City)	4	0.2%	1	0.0%
Maple Ridge	3	0.1%	4	0.2%
Pitt Meadows	3	0.1%	2	0.1%
Belcarra	2	0.1%	0	0.0%
Bowen Island	2	0.1%	2	0.1%
Lions Bay	2	0.1%	1	0.0%
Total	2,146	100.0%	2,157	100.0%

Question 8. Where on campus do you live?

In 2010 there were 318 respondents (13%) who reported that they lived on campus at UBC and an additional 16 respondents indicating that they lived in the UEL. When asked about the specific neighbourhoods where they lived on campus, 111 respondents (35%) lived in Hawthorn Place, while 69 respondents (22%) lived in Acadia Park/Fairview. There were 27 respondents (9%) who lived in Hampton Place and 23 respondents (7%) who lived in Wesbrook Place. There were also 74 respondents who lived in other locations on campus.
In 2016, there were 250 respondents (12%) indicating that they live on the UBC campus and 29 respondents (1%) who live in the UEL. When asked about the specific neighbourhoods where they

live on campus, 109 respondents (44%) lived in Wesbrook Place, while 93 respondents (37%) lived in Hawthorn Place. There were 13 respondents (5%) who lived in Hampton Place and 6 respondents (2%) who lived in Chancellor Place.

Table 119: Faculty and staff living on campus (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Wesbrook Place	23	7.2%	109	43.6%
Hawthorn Place	111	34.9%	93	37.2%
Hampton Place	27	8.5%	13	5.2%
Chancellor Place	9	2.8%	6	2.4%
East Campus	5	1.6%	7	2.8%
Acadia Park/Fairview	69	21.7%	0	0.0%
Other	74	23.3%	22	8.8%
Total	318	100.0%	250	100.0%

Question 9. Would you like to live closer to the UBC campus?

When asked in 2010 if they would like to live closer to campus, 1,013 respondents (64%) indicated that they would like to live closer to campus while 582 respondents (36%) indicated that they did not want to live closer to campus and/or that they were unsure.
When asked in 2016 if they would like to live closer to campus, 1,079 respondents (55%) indicated that they would like to live closer to campus while 895 respondents (45%) indicated that this was not the case.

Table 120: Desire to live closer to campus (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Yes/Perhaps	1,013	63.5%	1,079	54.7%
No	582	36.4%	895	45.3%
Total	1,595	100.00	1,974	100.0%

Question 10. In what type of housing do you currently live?

When asked in 2010 about their current housing arrangements, 910 respondents (42%) indicated that they lived in either a single detached, semi-detached, or townhouse/row house unit. In addition, 975 respondents (45%) indicated that they lived in an apartment unit (low rise or high rise). There were also 218 respondents (10%) who indicated that they lived in a suite in a house.
When asked in 2016 about their current housing arrangements, 855 respondents (39%) indicated that they live in either a single detached, semi-detached, or townhouse/row house unit. In addition, 975 respondents (48%) indicated that they live in an apartment unit (low rise or high rise). There were also 222 respondents (10%) who indicated that they live in a suite in a house.

Table 121: Current housing arrangements – housing type (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
A single detached home	622	28.9%	549	25.0%
A semi-detached home	49	2.3%	65	3.0%
A townhouse or row house	239	11.1%	241	11.0%
A low rise apartment	679	31.6%	1,064	48.5%
A high rise apartment	296	13.8%	0	0.0%
A suite in a house	218	10.1%	222	10.1%
Other	47	2.2%	53	2.4%
Total	2,150	100.0%	2,194	100.0%

Question 11. For your next move, please indicate the physical housing type you are looking for.

When asked in 2010 about their preferred housing type for future moves 1,118 respondents (52%) reported that they would prefer a single detached home (no suite). There were also 905 respondents (42%) who reported that they are looking for a single-detached house with a suite while 896 respondents (42%) reported that they would like a semi-detached home. Approximately 755 respondents (35%) indicated that they would like to live in an apartment (low-rise or high-rise).
When asked about their preferred housing choice for future moves in 2016, 484 respondents (20%) indicated that they would prefer a townhouse or row house unit while 438 respondents (20%) indicated that they would prefer a single detached home. Approximately 587 respondents (27%) indicated that

Table 122: Preferred housing future moves (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
A single detached home no suite	1,118	52.0%	438	20.0%
A single detached home with a suite	905	42.1%	--	--
A semi-detached home	896	41.7%	144	6.6%
A townhouse or row house	800	37.2%	484	20.0%
A low rise apartment	755	35.1%	587	26.8%
A high rise apartment	719	33.4%		0.0%
A suite in a house	317	14.7%	36	1.6%
Other	81	3.8%	106	4.8%
Do not intend to move	387	18.0%	396	18.1%
Note: Respondents in 2010 were able to provide more than one choice. Therefore, the results from 2010 and 2016 are not comparable.				

Question 13. How long have you lived at your current address?

When asked about how long they had lived at their current address in 2010, 482 respondents (22%) indicated that they had lived at their current address for less than 1 year. At the same time, 901 respondents (42%) indicated that they have lived at their current address between 1 and 5 years.

There were an additional 768 respondents (36%) who indicated that they have lived at their current address for more than 5 years.
When asked about how long they have lived at their current address in 2016, 397 respondents (18%) indicated that they had lived at their current address for less than 1 year. At the same time, 1,009 respondents (46%) indicated that they have lived at their current address between 1 and 5 years. There were an additional 852 respondents (41%) who indicated that they have lived at their current address for more than 5 years.

Table 123: Time at current address (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Less than 1 year	482	22.4%	397	18.1%
1 to 2 years	321	14.9%	328	15.0%
2 to 5 yeas	580	27.0%	575	26.2%
5 to 10 years	369	17.2%	434	19.8%
10 to 20 years	399	18.5%	458	20.9%
Total	2,151	100.0%	2,192	100.0%

Question 14. How long have you lived in the Metro Vancouver region?

When asked in 2010 how long they had lived in the Metro Vancouver region, 144 respondents (7%) indicated that they had lived in the Metro Vancouver region for less than 1 year. There were an additional 461 respondents (22%) who had lived in Metro Vancouver for between 1 and 5 years. There were also 833 respondents (39%) who had lived in Metro Vancouver for between 5 and 20 years as well as 694 respondents (33%) who had lived in the Metro Vancouver region for 20 years or longer.
When asked in 2016 how long they had lived in the Metro Vancouver region, 93 respondents (4%) indicated that they have lived in the Metro Vancouver region for less than 1 year. There were an additional 360 respondents (17%) who indicated that they have lived in Metro Vancouver for between 1 and 5 years. There were also 931 respondents (43%) indicating that they have lived in Metro Vancouver for between 5 and 20 years as well as 780 respondents (36%) who have lived in the Metro Vancouver region for 20 years or longer.

Table 124: Length of time living in the Metro Vancouver region (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Less than 1 year	144	6.8%	93	4.3%
1 to 2 years	131	6.1%	94	4.3%
2 to 5 yeas	330	15.5%	266	12.3%
5 to 10 years	378	17.7%	375	17.3%
10 to 20 years	455	21.3%	556	25.7%
More than 20 years	694	32.6%	780	36.0%
Total	2,132	100.0%	2,164	100.0%

Question 15. Which of the following best describes your current living arrangements?

When asked in 2010 about their different family and household arrangements, 435 respondents (20%) indicated that they lived alone. An additional 1,553 respondents (72%) lived with a partner or spouse. Approximately 1% reported living at home with their parents while 137 respondents (6%) shared with friends or room-mates.

When asked in 2016 about their different family and household arrangements, 406 respondents (18%) indicated that they live alone. An additional 1,450 respondents (63%) live with a partner or spouse (with or without children). Approximately 80 respondents (4%) reported that they are single parents and live with their children while 128 (6%) live in extended family arrangements. There were 91 respondents (4%) who live at home with their parents while 97 respondents (4%) share with friends or room-mates.

Table 125: Family and household arrangements (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
I live alone	435	20.3%	406	17.7%
I live with my partner/ spouse with no dependent children	1,553	72.4%	677	29.6%
I live with my partner/ spouse and dependent children	--	--	773	33.7%
I am a single parent and live with dependent children	--	--	80	3.5%
I have extended family member(s) (e.g. parent, in-law) living with me permanently or for more than 6 months a year.	--	--	98	4.3%
I have extended family member(s) (e.g. parent, in-law) living with me for extended visits of 2-6 months a year	--	--	30	1.3%
I share my housing with friends or room mates	137	6.4%	97	4.2%
I live in the home of my parents or extended family	21	1.0%	91	4.0%
Other	0	0.0%	39	1.7%
Total	2,146	100.0%	2,291	100.0%
Note: Response options such as having extended family living were not provided in the 2010 survey. Those living with their partner or spouse in 2010 were no given the option of indicating if this was with dependent children or not.				

Question 16. How many bedrooms are in your current home?

When asked in 2010 about the number of bedrooms in their unit, 554 respondents (26%) indicated that they live in a 1-bedroom unit while 671 respondents (31%) indicated that they live in a 2-bedroom unit. There were 838 respondents (39%) who indicated that they live in a unit with 3 bedrooms or more. There were also 92 respondents (4%) who indicated that they live in a bachelor unit.

When asked in 2016 about the number of bedrooms in their unit, 568 respondents (26%) indicated that they live in a 1-bedroom unit while 679 respondents (31%) indicated that they live in a 2-bedroom unit. There were 865 respondents (39%) who indicated that they live in a unit with 3 bedrooms or more. There were also 68 respondents who indicated that they live in a bachelor unit.

Table 126: Number of bedrooms in current housing (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Bachelor unit	92	4.3%	68	3.1%
1-bedroom	554	25.7%	568	26.1%
2-bedrooms	671	31.1%	679	31.1%
3-bedrooms	503	23.3%	518	23.8%
4 or more bedrooms	335	15.5%	347	15.9%
Total	2,155	100.0%	2,180	100.0%

Question 17. How long do you expect to continue to live at your current address?

When asked in 2010 how long they plan to remain at their current address, 361 respondents (18%) indicated that they expected to remain living at their current address for less than 1 year. There were an additional 856 respondents (42%) who indicated that they expected to remain living at their current address between for between 1 and 5 years. As well, there were 461 respondents (23%) who indicated that they expected to remain living at their current address for more than 5 years while an additional 394 respondents (20%) indicated that they were unsure of their future plans.

When asked in 2016 how long they plan to remain at their current address, 290 respondents (13%) indicated that they expected to remain living at their current address for less than 1 year. There were an additional 903 respondents (41%) who indicated that they expected to remain living at their current address between for between 1 and 5 years. As well, there were 492 respondents (23%) who indicated that they expected to remain living at their current address for more than 5 years while an additional 496 respondents (23%) indicated that they were unsure of their future plans.

Table 127: Plans to remain at current address (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Less than 1 year	361	17.9%	290	13.3%
1 to 2 years	407	20.2%	435	19.9%
2 to 5 years	395	19.6%	468	21.5%
More than 5 years	461	22.8%	492	22.6%
Unsure	394	19.5%	496	22.7%
Total	2,018	100.0%	2,181	100.0%

Question 18. Prior to accepting employment at UBC, what was your home community?

When asked in 2010 where they had lived prior to accepting employment with UBC, 673 respondents (45%) reported that they had been living in Vancouver or at UBC, while 331 respondents (22%) had previously lived elsewhere in Metro Vancouver. An additional 73 respondents (5%) reported that they had previously lived elsewhere in British Columbia, while 266 respondents (18%) had lived elsewhere in Canada. The other 169 respondents (11%) had lived outside of Canada.

When asked in 2016 where they had lived prior to accepting employment with UBC, 704 respondents (41%) reported that they had been living in Vancouver or at UBC, while 355 respondents (21%) had lived elsewhere in Metro Vancouver. An additional 97 respondents (6%) reported that they had previously lived elsewhere in British Columbia, while 195 respondents (12%) had lived elsewhere in Canada. The other 348 respondents (21%) reported that they were from outside of Canada.

Table 128: Previous home community prior to employment with UBC (2010 and 2016 responses)

	2010 Responses		2016 Responses	
	Number	%	Number	%
Elsewhere in Metro Vancouver	331	21.9%	355	20.9%
Elsewhere in British Columbia	73	4.8%	97	5.7%
Elsewhere in Canada	266	17.6%	195	11.5%
Outside of Canada	169	11.2%	348	20.5%
UBC or Vancouver	673	44.5%	704	41.4%
Total	1,512	100.0%	1,699	100.0%

Use of Neighbourhood Services and Amenities

Question 19. How frequently to you use the following campus services and amenities?

Food and drink outlets

When asked about the frequency of their use of food and drink outlets at UBC, 1,025 respondents (48%) indicated that they used food and drink outlets very frequently or somewhat frequently. At the same time, 685 respondents (32%) indicated that they used food and drink outlets either occasionally or somewhat infrequently. There were 438 respondents (21%) who indicated that they used food and drink outlets very infrequently or not at all (i.e., not applicable).

Table 129: Frequency of use of the food and drink outlets on campus (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			603	28.5%
Somewhat frequently			422	19.9%
Occasionally			503	23.8%
Somewhat infrequently			182	8.6%
Very infrequently			350	16.5%
Not applicable			88	4.2
Total			2,116	100.0%

Retail outlets

When asked about the frequency of their use of the retail outlets at UBC, 258 respondents (12%) indicated that they used the retail outlets very frequently or somewhat frequently. At the same time, 818 respondents (39%) indicated that they used the retail outlets occasionally or somewhat infrequently. There were 1,043 respondents (49%) who indicated that they used the retail outlets very infrequently or not at all (i.e., not applicable).

Table 130: Frequency of use of the retail outlets on campus (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			89	4.2%
Somewhat frequently			169	8.0%
Occasionally			489	23.1%
Somewhat infrequently			329	15.5%
Very infrequently			870	41.1%
Not applicable			173	8.2%
Total			2,119	100.0%

Aquatic Centre

When asked about the frequency of their use the UBC aquatic centre, 109 respondents (5%) indicated that they used the aquatic centre very frequently or somewhat frequently. At the same time, 297 respondents (14%) indicated that they used the aquatic centre either occasionally or somewhat infrequently. There were 1,709 respondents (81%) who indicated that they used the aquatic centre very infrequently or not at all (i.e. not applicable).

Table 131: Frequency of use of the aquatic centre (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			54	2.5%
Somewhat frequently			55	2.6%
Occasionally			152	7.2%
Somewhat infrequently			145	6.8%
Very infrequently			1,156	54.6%
Not applicable			553	26.1%
Total			2,119	100.0%

Athletic fields

When asked about the frequency of their use the athletic fields at UBC, 94 respondents (4%) indicated that they used the athletic fields very frequently or somewhat frequently. At the same time, 273 respondents (13%) indicated that they used the athletic fields either occasionally or somewhat infrequently. There were 1,744 respondents (83%) who indicated that they used the athletic fields very infrequently or not at all (i.e., not applicable).

Table 132: Frequency of use of the athletic fields (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			36	1.7%
Somewhat frequently			58	2.7%
Occasionally			127	6.0%
Somewhat infrequently			146	6.9%
Very infrequently			1107	52.4%
Not applicable			637	30.2%
Total			2,111	100.0%

Other UBC recreational services

When asked about the frequency of their use of other UBC recreational services, 176 respondents (8%) indicated that they used other UBC recreational services very frequently or somewhat frequently. At the same time, 413 respondents (20%) indicated that they used other UBC recreational services either occasionally or somewhat infrequently. There were 1,515 respondents (72%) who indicated that they used other UBC recreation services very infrequently or not at all (i.e. not applicable)

Table 133: Frequency of use of other UBC recreational services (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			75	3.6%
Somewhat frequently			101	4.8%
Occasionally			197	9.3%
Somewhat infrequently			216	10.2%
Very infrequently			1,017	48.2%
Not applicable			498	23.6%
Total			2,111	100.0%

Museums

When asked about the frequency of their use of the museums at UBC, 122 respondents (6%) indicated that they used the museums very frequently or somewhat frequently. At the same time, 882 respondents (42%) indicated that they used the museums either occasionally or somewhat infrequently. There were 1,112 respondents (53%) who indicated that they used the museums very infrequently or not at all (i.e., not applicable).

Table 134: Frequency of use of the museums (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			26	1.2%
Somewhat frequently			96	4.5%
Occasionally			426	20.1%
Somewhat infrequently			456	21.6%
Very infrequently			907	42.9%
Not applicable			205	9.7%
Total			2,116	100.0%

Gardens (e.g., Botanical Gardens or Nitobe Garden)

When asked about the frequency of their use of the gardens at UBC, 162 respondents (8%) indicated that they used the gardens very frequently or somewhat frequently. At the same time, 872 respondents (41%) indicated that they used the gardens either occasionally or somewhat infrequently. There were 1,084 respondents (51%) who indicated that they used the gardens very infrequently or not at all (i.e., not applicable).

Table 135: Frequency of use of the gardens (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			38	1.8%
Somewhat frequently			124	5.9%
Occasionally			416	19.6%
Somewhat infrequently			456	21.5%
Very infrequently			878	41.5%
Not applicable			206	9.7%
Total			2,118	100.0%

Chan Centre (concerts, theatre)

When asked about the frequency of their use of the Chan Centre, 93 respondents (4%) indicated that they used the Chan Centre very frequently or somewhat frequently. At the same time, 702 respondents (33%) indicated that they used the Chan Centre either occasionally or somewhat infrequently. There were 1,323 respondents (63%) who indicated that they used the Chan Centre very infrequently or not at all (i.e. not applicable).

Table 136: Frequency of use of the Chan Centre (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			22	1.0%
Somewhat frequently			71	3.4%
Occasionally			318	15.0%
Somewhat infrequently			384	18.1%
Very infrequently			1021	48.2%
Not applicable			302	14.3%
Total			2,118	100.0%

Grocery stores on campus

When asked about the frequency of their use of the grocery stores at UBC, 431 respondents (20%) indicated that they used the grocery store very frequently or somewhat frequently. At the same time, 663 respondents (31%) indicated that they used the grocery store either occasionally or somewhat infrequently. There were 1,028 respondents (48%) who indicated that they used the grocery store very infrequently or not at all (i.e., not applicable).

Table 137: Frequency of use of the grocery stores on campus (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			230	10.8%
Somewhat frequently			201	9.5%
Occasionally			348	16.4%
Somewhat infrequently			315	14.8%
Very infrequently			745	35.1%
Not applicable			283	13.3%
Total			2,122	100.0%

Child care services on campus

When asked about the frequency of their use of the child care services at UBC, 170 respondents (8%) indicated that they used the child care services very frequently or somewhat frequently. At the same time, 56 respondents (3%) indicated that they used the child care services either occasionally or somewhat infrequently. There were 1,874 respondents (89%) who indicated that they used the child care services very infrequently or not at all (i.e., not applicable).

Table 138: Frequency of use of the child care services on campus (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			158	7.5%
Somewhat frequently			12	0.6%
Occasionally			26	1.2%
Somewhat infrequently			30	1.4%
Very infrequently			446	21.1%
Not applicable			1,428	67.4%
Total			2,118	100.0%

Wesbrook Village commercial area and amenity

When asked about the frequency of their use of the Wesbrook Village commercial area and amenity, 413 respondents (20%) indicated that they used the Wesbrook Village commercial area and amenity very frequently or somewhat frequently. At the same time, 633 respondents (30%) indicated that they used the Wesbrook Village commercial area and amenity either occasionally or somewhat infrequently. There were 1,066 respondents (51%) who indicated that they used the Wesbrook Village commercial area and amenity very infrequently or not at all (i.e., not applicable).

Table 139: Frequency of use of the Wesbrook Village commercial area and amenity (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			213	10.1%
Somewhat frequently			200	9.5%
Occasionally			348	16.5%
Somewhat infrequently			285	13.5%
Very infrequently			733	34.7%
Not applicable			333	15.8%
Total			2,112	100.0%

Wesbrook Place Community Centre

When asked about the frequency of their use of Wesbrook Place Community Centre, 88 respondents (4%) indicated that they used Wesbrook Place Community Centre very frequently or somewhat frequently. At the same time, 143 respondents (7%) indicated that they used Wesbrook Place Community Centre either occasionally or somewhat infrequently. There were 1,884 respondents (89%) who indicated that they used Wesbrook Place Community Centre very infrequently or not at all (i.e. not applicable).

Table 140: Frequency of use of the Wesbrook Place Community Centre (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			42	2.0%
Somewhat frequently			46	2.2%
Occasionally			75	3.5%
Somewhat infrequently			68	3.2%
Very infrequently			894	42.3%
Not applicable			990	46.8%
Total			2,115	100.0%

Hawthorn Place Community Centre

When asked about the frequency of their use of Hawthorn Place Community Centre, 67 respondents (3%) indicated that they used Hawthorn Place Community Centre very frequently or somewhat frequently. At the same time, 108 respondents (5%) indicated that they used Hawthorn Place Community Centre either occasionally or somewhat infrequently. There were 1,922 respondents (92%) who indicated that they used Hawthorn Place Community Centre very infrequently or not at all (i.e., not applicable).

Table 141: Frequency of use of the Hawthorn Place Community Centre (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very frequently			33	1.6%
Somewhat frequently			34	1.6%
Occasionally			59	2.8%
Somewhat infrequently			49	2.3%
Very infrequently			887	42.3%
Not applicable			1,035	49.4%
Total			2,097	100.0%

B.3 Reported Levels of Satisfaction for Features of Current Housing

Question 20. On a scale from very satisfied to very dissatisfied, please indicate your general level of satisfaction with the following related to you current housing

Your overall housing situation

When asked in 2010 about their satisfaction with their overall housing situation, 1,310 respondents (65%) indicated that were satisfied or very satisfied with their overall housing situation. At the same time, 455 respondents (23%) indicated that they were not satisfied with 124 respondents (6%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their overall housing situation, 1,299 respondents (61%) indicated that were satisfied or very satisfied with their overall housing situation. At the same time, 590 respondents (28%) indicated that they were not satisfied with 163 respondents (8%) indicating that they were very dissatisfied.

Table 142: Reported satisfaction overall housing situation (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	475	23.7%	428	20.2%
Somewhat satisfied	835	41.6%	871	41.2%
Neither satisfied nor dissatisfied	240	12.0%	227	10.7%
Somewhat dissatisfied	331	16.5%	427	20.2%
Very dissatisfied	124	6.2%	163	7.7%
Total	2,005	100.0%	2,116	100.0%

General appeal of your neighbourhood

When asked in 2010 about their satisfaction with their neighbourhood, 1,692 respondents (85%) indicated that were satisfied or very satisfied with their neighbourhood. At the same time, 162 respondents (8%) indicated that they were not satisfied with 27 respondents (1%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their neighbourhood, 1,790 respondents (84%) indicated that were satisfied or very satisfied with their neighbourhood. At the same time, 157 respondents (7%) indicated that they were not satisfied with 27 respondents (1%) indicating that they were very dissatisfied.

Table 143: Reported satisfaction with the neighbourhood (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	1,027	51.3%	1,073	50.6%
Somewhat satisfied	665	33.2%	717	33.8%
Neither satisfied nor dissatisfied	148	7.4%	172	8.1%
Somewhat dissatisfied	135	6.7%	130	6.1%
Very dissatisfied	27	1.3%	27	1.3%
Total	2,002	100.0%	2,119	100.0%

Level of safety in the neighbourhood

When asked in 2010 about their satisfaction with the level of safety in their neighbourhood, 1,548 respondents (78%) indicated that were satisfied or very satisfied with the level of safety in the neighbourhood. At the same time, 173 respondents (9%) indicated that they were not satisfied with 31 respondents (2%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the level of safety in their neighbourhood, 1,859 respondents (88%) indicated that were satisfied or very satisfied with the level of safety in the neighbourhood. At the same time, 134 respondents (6%) indicated that they were not satisfied with 20 respondents (1%) indicating that they were very dissatisfied.

Table 144: Reported satisfaction with the level of safety (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	799	40.1%	1,122	52.9%
Somewhat satisfied	749	37.6%	737	34.8%
Neither satisfied nor dissatisfied	271	13.6%	126	5.9%
Somewhat dissatisfied	142	7.1%	114	5.4%
Very dissatisfied	31	1.6%	20	0.9%
Total	1,992	100.0%	2,119	100.0%

Access to commercial services and amenities

When asked in 2010 about their satisfaction with access to services and amenities, 1,639 respondents (82%) indicated that were satisfied or very satisfied with access to services and amenities. At the same time, 164 respondents (8%) indicated that they were not satisfied with 36 respondents (2%) indicating that they were very dissatisfied.
When asked in 2016 about their satisfaction with access to services and amenities, 1,795 respondents (84%) indicated that were satisfied or very satisfied with access to services and amenities. At the same time, 281 respondents (13%) indicated that they were not satisfied with 41 respondents (2%) indicating that they were very dissatisfied.

Table 145: Reported satisfaction with the access to commercial services and amenities (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	980	49.1%	1,088	51.4
Somewhat satisfied	659	33.0%	707	33.4
Neither satisfied nor dissatisfied	192	9.6%	146	6.9
Somewhat dissatisfied	128	6.4%	135	6.4
Very dissatisfied	36	1.8%	41	1.9
Total	1,995	100.0%	2,117	100.0%

Proximity to employment

When asked in 2010 about their satisfaction with their proximity to employment, 1,133 respondents (57%) indicated that were satisfied or very satisfied with their proximity to employment. At the same time, 640 respondents (32%) indicated that they were not satisfied with 297 respondents (15%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their proximity to employment, 1,178 respondents (56%) indicated that were satisfied or very satisfied with their proximity to employment. At the same time, 688 respondents (32%) indicated that they were not satisfied with 321 respondents (15%) indicating that they were very dissatisfied.

Table 146: Reported satisfaction with the proximity to employment (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	683	34.3%	724	34.2%
Somewhat satisfied	450	22.6%	454	21.4%
Neither satisfied nor dissatisfied	221	11.1%	254	12.0%
Somewhat dissatisfied	343	17.2%	367	17.3%
Very dissatisfied	297	14.9%	321	15.1%
Total	1,994	100.0%	2,120	100.0%

Proximity to transit

When asked in 2010 about their satisfaction with their proximity to transit, 1,504 respondents (76%) indicated that were satisfied or very satisfied with their proximity to transit. At the same time, 286 respondents (14%) indicated that they were not satisfied with 109 respondents (6%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their proximity to transit, 1,626 respondents (77%) indicated that were satisfied or very satisfied with their proximity to transit. At the same time, 287 respondents (14%) indicated that they were not satisfied with 92 respondents (4%) indicating that they were very dissatisfied.

Table 147: Reported satisfaction with the proximity to transit (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	994	50.0%	1,054	49.8%
Somewhat satisfied	510	25.7%	572	27.0%
Neither satisfied nor dissatisfied	198	10.0%	204	9.6%
Somewhat dissatisfied	177	8.9%	195	9.2%
Very dissatisfied	109	5.5%	92	4.3%
Total	1,988	100.0%	2,117	100.0%

Proximity to social and cultural opportunities

When asked in 2010 about their satisfaction with their proximity to social and cultural activities, 1,256 respondents (63%) indicated that were satisfied or very satisfied with their proximity to social and cultural activities. At the same time, 287 respondents (14%) indicated that they were not satisfied with 79 respondents (4%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their proximity to social and cultural activities, 1,463 respondents (69%) indicated that were satisfied or very satisfied with their proximity to social and cultural activities. At the same time, 279 respondents (13%) indicated that they were not satisfied with 64 respondents (3%) indicating that they were very dissatisfied.

Table 148: Reported satisfaction with the proximity to social and cultural opportunities (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	631	31.7%	744	35.2%
Somewhat satisfied	625	31.4%	719	34.0%
Neither satisfied nor dissatisfied	449	22.5%	373	17.6%
Somewhat dissatisfied	208	10.4%	215	10.2%
Very dissatisfied	79	4.0%	64	3.0%
Total	1,992	100.0%	2,115	100.0%

Proximity to recreational opportunities

When asked in 2010 about their satisfaction with their proximity to recreational opportunities, 1,416 respondents (71%) indicated that were satisfied or very satisfied with their proximity to recreational opportunities. At the same time, 196 respondents (10%) indicated that they were not satisfied with 59 respondents (3%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with their proximity to recreational opportunities, 1,624 respondents (77%) indicated that were satisfied or very satisfied with their proximity to recreational opportunities. At the same time, 182 respondents (9%) indicated that they were not satisfied with 31 respondents (2%) indicating that they were very dissatisfied.

Table 149: Reported satisfaction with the proximity to recreational opportunities (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	741	37.2%	918	43.5%
Somewhat satisfied	675	33.9%	706	33.4%
Neither satisfied nor dissatisfied	382	19.2%	305	14.4%
Somewhat dissatisfied	137	6.9%	151	7.2%
Very dissatisfied	59	3.0%	31	1.5%
Total	1,994	100.0%	2,111	100.0%

Affordability of your home

When asked in 2010 about their satisfaction with the affordability of their housing, 885 respondents (44%) indicated that were satisfied or very satisfied with the affordability of their housing. At the same time, 755 respondents (38%) indicated that they were not satisfied with 331 respondents (17%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the affordability of their housing, 727 respondents (34%) indicated that were satisfied or very satisfied with the affordability of their housing. At the same time, 987 respondents (47%) indicated that they were not satisfied with 470 respondents (22%) indicating that they were very dissatisfied.

Table 150: Reported satisfaction with the affordability of their housing (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	403	20.2%	235	11.1%
Somewhat satisfied	482	24.2%	492	23.3%
Neither satisfied nor dissatisfied	353	17.7%	400	18.9%
Somewhat dissatisfied	424	21.3%	517	24.5%
Very dissatisfied	331	16.6%	470	22.2%
Total	1,993	100.0%	2,114	100.0%

Sociability of your building / home (e.g., How easy it is to meet and interact with neighbours?)

When asked in 2016 about their satisfaction with the sociability of their building (e.g., how easy it is to meet and interact with neighbours) 896 respondents (42%) indicated that were satisfied or very satisfied with the sociability of their building. At the same time, 566 respondents (26%) indicated that they were not satisfied with the sociability of their building, with 164 respondents (8%) indicating that they were very dissatisfied.

Table 151: Reported satisfaction with the sociability of their building (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			341	16.2%
Somewhat satisfied			555	26.3%
Neither satisfied nor dissatisfied			647	30.7%
Somewhat dissatisfied			402	19.1%
Very dissatisfied			164	7.8%
Total			2,109	100.0%

Physical condition / maintenance of your housing

When asked in 2010 about their satisfaction with the physical condition of their housing, 1,249 respondents (63%) indicated that were satisfied or very satisfied with the physical condition of their housing. At the same time, 450 respondents (23%) indicated that they were not satisfied with 115 respondents (6%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the physical condition of their housing, 1,278 respondents (61%) indicated that were satisfied or very satisfied with the physical condition of their housing. At the same time, 462 respondents (22%) indicated that they were not satisfied with 108 respondents (5%) indicating that they were very dissatisfied.

Table 152: Reported satisfaction with the physical condition of their housing (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	525	26.3%	476	22.5%
Somewhat satisfied	724	36.2%	802	38.0%
Neither satisfied nor dissatisfied	300	15.0%	373	17.7%
Somewhat dissatisfied	335	16.8%	354	16.8%
Very dissatisfied	115	5.8%	108	5.1%
Total	1,999	100.0%	2,113	100.0%

Design and layout

When asked in 2010 about their satisfaction with the design and layout of their housing, 1,222 respondents (61%) indicated that were satisfied or very satisfied with the design and layout of their housing. At the same time, 446 respondents (22%) indicated that they were not satisfied with 113 respondents (6%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the design and layout of their housing, 1,360 respondents (64%) indicated that were satisfied or very satisfied with the design and layout of their housing. At the same time, 388 respondents (18%) indicated that they were not satisfied with 64 respondents (3%) indicating that they were very dissatisfied.

Table 153: Reported satisfaction with the design and layout of their housing (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied	519	26.0%	491	23.2%
Somewhat satisfied	703	35.2%	869	41.1%
Neither satisfied nor dissatisfied	329	16.5%	368	17.4%
Somewhat dissatisfied	333	16.7%	324	15.3%
Very dissatisfied	113	5.7%	64	3.0%
Total	1,997	100.0%	2,116	100.0%

Size of bedrooms

When asked in 2016 about their satisfaction with the size of their bedrooms, 1,290 respondents (61%) indicated that were satisfied or very satisfied with the size of their bedrooms. At the same time, 526 respondents (25%) indicated that they were not satisfied with the size of their bedrooms, with 134 respondents (6%) indicating that they were very dissatisfied.

Table 154: Reported satisfaction with the size of the bedrooms (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			542	25.6%
Somewhat satisfied			748	35.3%
Neither satisfied nor dissatisfied			300	14.2%
Somewhat dissatisfied			392	18.5%
Very dissatisfied			134	6.3%
Total			2,116	100.0%

Size of living areas in your home excluding bedrooms

When asked in 2016 about their satisfaction with the size of their living areas, 1,309 respondents (62%) indicated that were satisfied or very satisfied with the size of the living areas. At the same time, 504 respondents (24%) indicated that they were not satisfied with the size of the living areas, with 135 respondents (6%) indicating that they were very dissatisfied.

Table 155: Reported satisfaction with the size of the living areas (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			568	26.9%
Somewhat satisfied			741	35.1%
Neither satisfied nor dissatisfied			298	14.1%
Somewhat dissatisfied			369	17.5%
Very dissatisfied			135	6.4%
Total			2,111	100.0%

Size/design of easy access to storage in home/suite

When asked in 2016 about their satisfaction with the size/design of the internal storage, 977 respondents (46%) indicated that were satisfied or very satisfied with the size/design of the living areas. At the same time, 783 respondents (37%) indicated that they were not satisfied with the size/design of the internal storage, with 260 respondents (12%) indicating that they were very dissatisfied.

Table 156: Reported satisfaction with the size/design of the internal storage (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			409	19.4%
Somewhat satisfied			568	26.9%
Neither satisfied nor dissatisfied			349	16.5%
Somewhat dissatisfied			523	24.8%
Very dissatisfied			260	12.3%
Total			2,109	100.0%

Size/design of assigned supplementary storage outside your home but within the building (e.g., garage or storage locker in building for seasonal/bulky items)

When asked in 2016 about their satisfaction with the size/design of the external storage, 884 respondents (42%) indicated that were satisfied or very satisfied with the size/design of the external storage At the same time, 831 respondents (40%) indicated that they were not satisfied with the size/design of the external storage, with 398 respondents (19%) indicating that they were very dissatisfied.

Table 157: Reported satisfaction with the size/design of the external storage (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			349	16.6%
Somewhat satisfied			535	25.4%
Neither satisfied nor dissatisfied			391	18.6%
Somewhat dissatisfied			433	20.6%
Very dissatisfied			398	18.9%
Total			2,106	100.0%

Noise levels from neighbours

When asked in 2016 about their satisfaction with the noise levels from neighbours, 1,342 respondents (64%) indicated that were satisfied or very satisfied with the noise levels of their neighbours. At the same time, 396 respondents (19%) indicated that they were not satisfied with the noise levels of their neighbours, with 121 respondents (6%) indicating that they were very dissatisfied.

Table 158: Reported satisfaction with the noise levels from the neighbourhoods (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			631	29.9%
Somewhat satisfied			711	33.6%
Neither satisfied nor dissatisfied			375	17.7%
Somewhat dissatisfied			275	13.0%
Very dissatisfied			121	5.7%
Total			2,113	100.0%

Level of privacy from neighbours

When asked in 2010 about their satisfaction with the level of privacy, 1,353 respondents (68%) indicated that were satisfied or very satisfied with the level of privacy. At the same time, 374 respondents (19%) indicated that they were not satisfied with 106 respondents (5%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the level of privacy, 1,468 respondents (70%) indicated that were satisfied or very satisfied with the level of privacy. At the same time, 296 respondents (14%) indicated that they were not satisfied with 66 respondents (3%) indicating that they were very dissatisfied.

Table 159: Reported satisfaction with the level of physical privacy (2010 and 2016 responses)

	2010		2016	
	#	%	#	%
Very satisfied	680	34.1%	615	29.1%
Somewhat satisfied	673	33.8%	853	40.4%
Neither satisfied nor dissatisfied	265	13.3%	349	16.5%
Somewhat dissatisfied	268	13.5%	230	10.9%
Very dissatisfied	106	5.3%	66	3.1%
Total	1992	100.0%	2,113	100.0%

Convenience and effectiveness of recycling facilities

When asked in 2016 about their satisfaction with the convenience and effectiveness of the recycling facilities, 1,506 respondents (71%) indicated that were satisfied or very satisfied with the convenience and effectiveness of the recycling facilities. At the same time, 244 respondents (12%) indicated that they were not satisfied with the convenience and effectiveness of the recycling facilities, with 49 respondents (2%) indicating that they were very dissatisfied.

Table 160: Reported satisfaction with the convenience and effectiveness of the recycling facilities (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			676	32.0%
Somewhat satisfied			830	39.3%
Neither satisfied nor dissatisfied			360	17.1%
Somewhat dissatisfied			195	9.2%
Very dissatisfied			49	2.3%
Total			2,110	100.0%

Energy efficiency of their housing

When asked in 2010 about their satisfaction with the energy efficiency of their housing, 854 respondents (43%) indicated that were satisfied or very satisfied with the energy efficiency of their housing. At the same time, 637 respondents (32%) indicated that they were not satisfied, with 220 respondents (11%) indicating that they were very dissatisfied.

When asked in 2016 about their satisfaction with the energy efficiency of their housing, 1,007 respondents (48%) indicated that were satisfied or very satisfied with the energy efficiency of their housing. At the same time, 540 respondents (26%) indicated that they were not satisfied, with 156 respondents (7%) indicating that they were very dissatisfied.

Table 161: Reported satisfaction with the energy efficiency of their housing (2010 and 2016 responses)

	2010		2016	
	#	%	#	%
Very satisfied	301	15.1%	338	16.0%
Somewhat satisfied	553	27.8%	669	31.7%
Neither satisfied nor dissatisfied	497	25.0%	563	26.7%
Somewhat dissatisfied	417	21.0%	384	18.2%
Very dissatisfied	220	11.1%	156	7.4%
Total	1,988	100.0%	2,110	100.0%

Security of your building

When asked in 2016 about their satisfaction with the security of their building, 1,407 respondents (67%) indicated that were satisfied or very satisfied with the security of their building. At the same time, 290 respondents (14%) indicated that they were not satisfied with the security of their building, with 66 respondents (3%) indicating that they were very dissatisfied.

Table 162: Reported satisfaction with the level of security of their building (2016 responses)

	2010		2016	
	Number	%	Number	%
Very satisfied			564	26.8%
Somewhat satisfied			843	40.0%
Neither satisfied nor dissatisfied			410	19.5%
Somewhat dissatisfied			224	10.6%
Very dissatisfied			66	3.1%
Total			2,107	100.0%

B.4 Importance of Different Housing Attributes for Housing Choices

Question 21(a). Please indicate the importance of the following factors in terms of their impact on your housing choices

Affordability of housing

When asked in 2010 about the affordability of their housing, 1,967 respondents (99%) indicated that the affordability of their housing was important or very important. At the same time, 27 respondents (1%) indicated that the affordability of their housing was not important.

When asked in 2016 about the affordability of their housing, 1,979 respondents (93%) indicated that the affordability of their housing was important or very important. At the same time, 5 respondents (<1%) indicated that the affordability of their housing was not important. There was also an additional 4 respondents (0.2%) who indicated that considerations related to affordability did not apply to their situation.

Table 163: Importance of the affordability of their housing (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	1,748	87.7%	1,777	83.5%
Somewhat important	219	11.0%	202	9.5%
Neither important nor unimportant	22	1.1%	140	6.6%
Somewhat unimportant	4	0.2%	2	0.1%
Very unimportant	1	0.1%	3	0.1%
Not applicable			4	0.2%
Total	1,994	100.0%	2,128	100.0%

Safety of the neighbourhood

When asked in 2016 about the importance of the safety of their neighbourhood, 1,887 respondents (93%) indicated that the safety of their neighbourhood was important or very important. At the same time, 35 respondents (2%) indicated that the safety of their neighbourhood was not important. There was 1 respondent who indicated that the safety of their neighbourhood was not applicable.

Table 164: Importance of the safety of their neighbourhood (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			1,195	59.8%
Somewhat important			692	34.6%
Neither important nor unimportant			75	3.8%
Somewhat unimportant			30	1.5%
Very unimportant			5	0.3%
Not applicable			1	0.1%
Total			1,998	100.0%

Quiet neighbourhood

When asked in 2016 about the importance of having a quiet neighbourhood, 1,525 respondents (64%) indicated that a quiet neighbourhood was important or very important to them. At the same time, 131 respondents (5%) indicated that having a quiet neighbourhood was not important. There were 3 respondents who indicated that having a quiet neighbourhood was not applicable.

Table 165: Importance of a quiet neighbourhood (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			660	27.5%
Somewhat important			865	36.0%
Neither important nor unimportant			337	14.0%
Somewhat unimportant			97	4.0%
Very unimportant			34	1.4%
Not applicable			3	0.1%
Total			1,998	100.0%

Bustling, energetic neighbourhood

When asked about the importance of having a bustling, energetic neighbourhood, 963 respondents (40%) indicated that a bustling, energetic neighbourhood was important or very important to them. At the same time, 391 respondents (16%) indicated that a having bustling, energetic neighbourhood was not important. There were 9 respondents who indicated that having a bustling, energetic neighbourhood was not applicable.

Table 166: Importance of a bustling energetic neighbourhood (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			236	9.8%
Somewhat important			727	30.2%
Neither important nor unimportant			634	26.4%
Somewhat unimportant			259	10.8%
Very unimportant			132	5.5%
Not applicable			9	0.4%
Total			1,997	100.0%

Child friendly building design

When asked in 2010 about the importance of having child friendly housing and a child friendly neighbourhood, 901 respondents (46%) indicated that having child friendly housing and a child friendly neighbourhood was important or very important. At the same time, 721 respondents (37%) indicated that having child friendly housing and a child friendly neighbourhood was not important.

When asked in 2016 about the importance of having child friendly housing and a child friendly neighbourhood, 798 respondents (40%) indicated that having child friendly housing and a child friendly neighbourhood were important or very important. At the same time, 511 respondents (26%) indicated that having child friendly housing and a child friendly neighbourhood was not important. There were an additional 349 respondents (18%) who indicated that having child friendly housing and a child friendly neighbourhood did not apply to their situation.

Table 167: Importance of child-friendly housing and a child-friendly neighbourhood (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	608	30.7%	370	18.6%
Somewhat important	293	14.8%	428	21.5%
Neither important nor unimportant	358	18.1%	339	17.0%
Somewhat unimportant	201	10.2%	164	8.2%
Very unimportant	520	26.3%	347	17.4%
Not applicable	--	--	349	17.5%
Total	1,980	100.0%	1,990	100.0%

Pet friendly design

When asked in 2010 about the importance of having pet friendly housing or a pet friendly neighbourhood, 949 respondents (48%) indicated that having pet friendly housing or a pet friendly neighbourhood was important or very important. At the same time, 721 respondents (36%) indicated that the having pet friendly housing or a pet friendly neighbourhood was not important.

When asked in 2016 about the importance of having pet friendly housing or a pet friendly neighbourhood, 865 respondents (44%) indicated that having pet friendly housing or a pet friendly neighbourhood was important or very important. At the same time, 554 respondents (28%) indicated that having pet friendly housing or a pet friendly neighbourhood was not important. There were an additional 229 respondents (12%) who indicated that having pet friendly housing or a pet friendly neighbourhood did not apply to their situation.

Table 168: Importance of pet-friendly housing and a pet-friendly neighbourhood (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	607	30.7%	458	23.0%
Somewhat important	342	17.3%	407	20.5%
Neither important nor unimportant	310	15.7%	346	17.4%
Somewhat unimportant	191	9.6%	165	8.3%
Very unimportant	530	26.8%	389	19.5%
Not applicable	--	--	229	11.5%
Total	1,980	100.0%	1,990	100.0%

Green building/site features

When asked in 2016 about the importance of having green building design/site features, 1,125 respondents (56%) indicated that having green building design/site features was important or very important. At the same time, 302 respondents (15%) indicated that the having green building design/site features was not important. There were an additional 25 respondents (1%) who indicated that having green building/site features were not applicable.

Table 169: Importance of green building/site features (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			288	14.4%
Somewhat important			837	41.9%
Neither important nor unimportant			548	27.4%
Somewhat unimportant			185	9.3%
Very unimportant			117	5.9%
Not applicable			25	1.0%
Total			2,000	100.0%

Sense of community

When asked in 2016 about the importance of having a sense of community, 1,365 respondents (68%) indicated that having a sense of community was important or very important. At the same time, 197 respondents (8%) indicated that the having a sense of community was not important. There were an additional 7 respondents who indicated that having a sense of community was not applicable.

Table 170: Importance of a sense of community (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			492	20.5%
Somewhat important			873	36.3%
Neither important nor unimportant			426	17.7%
Somewhat unimportant			151	6.3%
Very unimportant			46	1.9%
Not applicable			7	0.3%
Total			1,995	100.0%

Ability to accommodate a live-in extended family member

When asked about the importance of the ability to accommodate a live-in extended family member, 774 respondents (38%) indicated that having the ability to accommodate a live-in extended family member was important or very important. At the same time, 626 respondents (26%) indicated that having the ability to accommodate a live-in extended family member was not important. There were also 226 respondents (9%) who indicated that this feature was not applicable.

Table 171: Importance of the ability to accommodate a live-in extended family member (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			278	11.6%
Somewhat important			496	20.6%
Neither important nor unimportant			369	15.3%
Somewhat unimportant			259	10.8%
Very unimportant			367	15.3%
Not applicable			226	9.4%
Total			1,995	100.0%

Question 21(b). Please indicate the importance of walking proximity to the following services or activities in making your housing choice

Childcare

When asked in 2010 about the importance of proximity to childcare, 525 respondents (26%) indicated that proximity to childcare was important or very important. At the same time, 1,158 respondents (58%) indicated that the proximity to childcare was not important.

When asked in 2016 about the importance of proximity to childcare, 603 respondents (30%) indicated that proximity to childcare was important or very important. At the same time, 442 respondents (22%) indicated that proximity to childcare was not important. There were an additional 729 respondents (37%) who indicated that proximity to childcare did not apply to their situation.

Table 172: Importance of proximity to childcare (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	314	15.8%	346	17.4%
Somewhat important	211	10.6%	257	12.9%
Neither important nor unimportant	299	15.1%	217	10.9%
Somewhat unimportant	203	10.2%	97	4.9%
Very unimportant	955	48.2%	345	17.3%
Not applicable	--	--	729	36.6%
Total	1,982	100.0%	1,990	100.0%

Schools

When asked in 2010 about the importance of proximity to schools, 734 respondents (47%) indicated that proximity to schools was important or very important. At the same time, 974 respondents (49%) indicated that the proximity to schools was not important.

When asked in 2016 about the importance of proximity to schools, 839 respondents (42%) indicated that proximity to schools was important or very important. At the same time, 368 respondents (19%)

indicated that proximity to schools was not important. There were an additional 607 respondents (31%) who indicated that proximity to schools did not apply to their situation.

Table 173: Importance of proximity to schools (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	467	23.7%	549	27.6%
Somewhat important	267	13.5%	290	14.6%
Neither important nor unimportant	266	13.5%	171	8.6%
Somewhat unimportant	153	7.8%	77	3.9%
Very unimportant	821	41.6%	291	14.6%
Not applicable	--	--	607	30.5%
Total	1,974	100.0%	1,990	100.0%

Community playground / equipment

When asked in 2016 about the importance of proximity to community playground/equipment, 890 respondents (37%) indicated that proximity to community playground equipment was important or very important. At the same time, 376 respondents (16%) indicated that the proximity to community playground equipment was not important. There were 513 respondents (21%) who indicated that having this feature was not applicable.

Table 174: Importance of community and playground equipment (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			526	21.9%
Somewhat important			364	15.1%
Neither important nor unimportant			204	8.5%
Somewhat unimportant			97	4.0%
Very unimportant			279	11.5%
Not applicable			513	21.3%
Total			1,983	100.0%

Health care services

When asked in 2010 about the importance of proximity to health care services, 1,207 respondents (61%) indicated that proximity to health care services was important or very important. At the same time, 295 respondents (15%) indicated that the proximity to health care services was not important.

When asked in 2016 about the importance of proximity to health care services, 1,357 respondents (68%) indicated that proximity to health care services was important or very important. At the same time, 230 respondents (12%) indicated that proximity to health care services was not important. There were an additional 19 respondents (1%) who indicated that having proximity to health care services did not apply to their situation.

Table 175: Importance of proximity to health care services (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	432	21.9%	468	23.5%
Somewhat important	775	39.3%	889	44.7%
Neither important nor unimportant	470	23.8%	380	19.1%
Somewhat unimportant	153	7.8%	161	8.1%
Very unimportant	142	7.2%	69	3.5%
Not applicable	--	--	19	1.0%
Total	1,972	100.0%	1,990	100.0%

Public transit

When asked in 2010 about the importance of proximity to public transit, 1,798 respondents (90%) indicated that proximity to public transit was important or very important. At the same time, 64 respondents (3%) indicated that proximity to public transit was not important.

When asked in 2016 about the importance of proximity to public transit, 1,823 respondents (92%) indicated that proximity to public transit was important or very important. At the same time, 53 respondents (3%) indicated that proximity to public transit was not important. There were an additional 7 respondents who indicated that proximity to public transit did not apply to their situation.

Table 176: Importance of proximity to public transit (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	1,143	57.4%	1,260	63.3%
Somewhat important	655	32.9%	563	28.3%
Neither important nor unimportant	129	6.5%	109	5.5%
Somewhat unimportant	40	2.0%	37	1.9%
Very unimportant	24	1.2%	16	0.8%
Not applicable	--	--	7	0.4%
Total	1,991	100.0%	1,992	100.0%

Employment

When asked in 2010 about the importance of proximity to employment, 1,839 respondents (93%) indicated that proximity to employment was important or very important. At the same time, 23 respondents (1%) indicated that the proximity to employment was not important.

When asked in 2016 about the importance of proximity to employment, 1,620 respondents (81%) indicated that proximity to employment was important or very important. At the same time, 120 respondents (6%) indicated that proximity to employment was not important. There were an additional 9 respondents (0.5%) who indicated that proximity to employment did not apply to their situation.

Table 177: Importance of proximity to employment (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	1,085	54.7%	944	47.4%
Somewhat important	754	38.0%	676	33.9%
Neither important nor unimportant	123	6.2%	243	12.2%
Somewhat unimportant	16	0.8%	81	4.1%
Very unimportant	7	0.4%	39	2.0%
Not applicable	--	--	9	0.5%
Total	1,985	100.0%	1,992	100.0%

Groceries / shops

When asked in 2010 about the importance of proximity to groceries and shops, 1,820 respondents (92%) indicated that proximity to groceries and other amenities was important or very important. At the same time, 33 respondents (2%) indicated that the proximity to groceries and shops was not important.

When asked in 2016 about the importance of proximity to groceries and shops, 1,866 respondents (94%) indicated that proximity to groceries and other amenities was important or very important. At the same time, 28 respondents (1%) indicated that proximity to groceries and shops was not important. There were an additional 2 respondents who indicated that having proximity to groceries and shops was not applicable.

Table 178: Importance of proximity to groceries and shops (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	993	49.9%	1,208	60.7%
Somewhat important	827	41.6%	658	33.0%
Neither important nor unimportant	137	6.9%	95	4.8%
Somewhat unimportant	22	1.1%	18	0.9%
Very unimportant	11	0.6%	10	0.5%
Not applicable	--	--	2	0.1%
Total	1,990	100.0%	1,991	100.0%

Social / cultural opportunities / entertainment

When asked in 2010 about the importance of proximity to social and cultural opportunities, 1,384 respondents (70%) indicated that proximity to social and cultural opportunities was important or very important. At the same time, 145 respondents (7%) indicated that the proximity to social and cultural opportunities was not important.

When asked in 2016 about the importance of proximity to social and cultural opportunities, 1,339 respondents (67%) indicated that proximity to social and cultural opportunities was important or very important. At the same time, 172 respondents (9%) indicated that proximity to social and cultural

opportunities was not important. There were an additional 7 respondents indicated that proximity to social and cultural opportunities did not apply to their situation.

Table 179: Importance of social and cultural opportunities (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	500	25.2%	493	24.8%
Somewhat important	884	44.5%	846	42.6%
Neither important nor unimportant	456	23.0%	466	23.5%
Somewhat unimportant	108	5.4%	131	6.6%
Very unimportant	37	1.9%	41	2.1%
Not applicable	--	--	7	0.4%
Total	1,985	100.0%	1,990	100.0%

Academic campus core facilities

When asked in 2016 about the importance of academic campus core facilities, 589 respondents (30%) indicated that academic campus core facilities were important or very important. At the same time, 624 respondents (31%) indicated that academic campus core facilities were not important. There were an additional 119 respondents (6%) who indicated that access to the academic campus core facilities did not apply to their situation.

Table 180: Importance of academic campus core facilities (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			190	9.5%
Somewhat important			399	20.1%
Neither important nor unimportant			655	32.9%
Somewhat unimportant			343	17.2%
Very unimportant			281	14.1%
Not applicable			119	6.0%
Total			1,990	100.0%

Community centre and programs

When asked in 2016 about the importance of having proximity to the community centre and programs, 1,116 respondents (56%) indicated that having proximity to the community centre and programs was important or very important. At the same time, 319 respondents (16%) indicated that having proximity to the community centre and programs was not important. There were an additional 27 respondents (1%) who indicated that having proximity to the community centre and programs did not apply to their situation.

Table 181: Importance of community centre and programs (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			360	18.1%
Somewhat important			756	38.1%
Neither important nor unimportant			523	26.3%
Somewhat unimportant			207	10.4%
Very unimportant			112	5.6%
Not applicable			27	1.4%
Total			1,985	100.0%

Food and drink outlets

When asked in 2010 about the importance of food and drink outlets, 1,384 respondents (70%) indicated that food and drink outlets were important or very important. At the same time, 145 respondents (7%) indicated that proximity to food and drink outlets was not important.

When asked in 2016 about the importance of proximity to food and drink outlets, 1,493 respondents (75%) indicated that proximity to food and drink outlets was important or very important. At the same time, 168 respondents (9%) indicated that proximity to food and drink outlets was not important. There were an additional 11 respondents (1%) who indicated that proximity to food and drink outlets was not applicable.

Table 182: Importance of food and drink outlets (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	500	25.2%	668	33.6%
Somewhat important	884	44.5%	825	41.5%
Neither important nor unimportant	456	23.0%	316	15.9%
Somewhat unimportant	108	5.4%	113	5.7%
Very unimportant	37	1.9%	55	2.8%
Not applicable		0.0%	11	0.6%
Total	1,985	100.0%	1,988	100.0%

Parks / recreational opportunities

When asked in 2016 about the importance of proximity to parks and recreational opportunities, 1,736 respondents (87%) indicated that proximity to parks and recreational opportunities was important or very important. At the same time, 59 respondents (3%) indicated that proximity to parks and recreational opportunities was not important. There were an additional 7 respondents who indicated that proximity to parks and recreational did not apply to their situation.

Table 183: Importance of parks and recreational opportunities (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			850	42.7%
Somewhat important			886	44.5%
Neither important nor unimportant			190	9.5%
Somewhat unimportant			39	2.0%
Very unimportant			20	1.0%
Not applicable			7	0.4%
Total			1992	100.0%

Community gathering space

When asked in 2016 about the importance of having proximity to community gathering space, 906 respondents (46%) indicated that having proximity to community gathering space was important or very important. At the same time, 409 respondents (21%) indicated that the proximity to social and cultural opportunities was not important. There were 17 respondents who indicated that having proximity to community gathering spaces was not applicable.

Table 184: Importance of community gathering places (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			302	15.2%
Somewhat important			604	30.5%
Neither important nor unimportant			651	32.8%
Somewhat unimportant			251	12.7%
Very unimportant			158	8.0%
Not applicable			17	0.9%
Total			1,983	100.0%

Playfields

When asked in 2016 about the importance of having proximity to playfields, 807 respondents (41%) indicated that proximity to playfields was important or very important. At the same time, 530 respondents (27%) indicated that having proximity to playfields was not important. There were an additional 125 respondents (6%) who indicated that having proximity to playfields did not apply to their situation.

Table 185: Importance of playfields (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			270	13.6%
Somewhat important			537	27.1%
Neither important nor unimportant			518	26.2%
Somewhat unimportant			270	13.6%
Very unimportant			260	13.1%
Not applicable			125	6.3%
Total			1,980	100.0%

Question 21 (c). Please indicate the importance of the following conveniences and activities within or connected to your residential building as a determinant in your housing choices:

A garage or underground car parking

When asked in 2010 about the importance of parking, 1,327 respondents (67%) indicated that parking was important or very important. At the same time, 434 respondents (22%) indicated that the parking was not important.

When asked in 2016 about the importance of parking, 1,390 respondents (70%) indicated that parking was important or very important. At the same time, 300 respondents (15%) indicated that parking was not important. There were an additional 92 respondents (5%) who indicated that considerations related to parking did not apply to their situation.

Table 186: Importance of parking (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	661	33.2%	826	41.5%
Somewhat important	666	33.5%	564	28.3%
Neither important nor unimportant	228	11.5%	208	10.5%
Somewhat unimportant	174	8.7%	120	6.0%
Very unimportant	260	13.1%	180	9.0%
Not applicable	--	--	92	4.6%
Total	1,989	100.0%	1,990	100.0%

Generous easy access storage in your suite/home

When asked in 2010 about the importance of storage, 1,607 respondents (81%) indicated that storage was important or very important. At the same time, 150 respondents (8%) indicated that the storage was not important.

When asked in 2016 about the importance of storage, 1,717 respondents (86%) indicated that storage was important or very important. At the same time, 64 respondents (3%) indicated that storage was not

important. There were an additional 36 respondents (2%) who indicated that access to storage was not applicable in their situation.

Table 187: Importance of storage (2010 and 2016 responses)

	2010		2016	
	Number	%	Number	%
Very important	749	37.7%	808	40.6%
Somewhat important	858	43.2%	909	45.7%
Neither important nor unimportant	230	11.6%	173	8.7%
Somewhat unimportant	94	4.7%	52	2.6%
Very unimportant	56	2.8%	12	0.6%
Not applicable	--	--	36	1.8%
Total	1,987	100.0%	1,990	100.0%

Supplementary storage out of suite for seasonal/bulky items

When asked in 2016 about the importance of access to supplementary external storage, 1,441 respondents (72%) indicated that access to supplementary external storage was important or very important. At the same time, 172 respondents (9%) indicated that access to supplementary external storage was not important. There were an additional 60 respondents (3%) who indicated that access to supplementary external storage was not applicable in their situation.

Table 188: Importance of access to supplementary external storage (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			559	28.1%
Somewhat important			882	44.3%
Neither important nor unimportant			318	16.0%
Somewhat unimportant			114	5.7%
Very unimportant			58	2.9%
Not applicable			60	3.0%
Total			1,991	100.0%

Common shared office space

When asked in 2016 about the importance of access to shared common office space, 307 respondents (15%) indicated that access to shared common office space was important or very important. At the same time, 935 respondents (46%) indicated that access to shared common office space was not important. There were an additional 234 respondents (11%) who indicated that access to shared common office space did not apply to their situation.

Table 189: Importance of access to common office space (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			72	3.6%
Somewhat important			235	11.8%
Neither important nor unimportant			508	25.5%
Somewhat unimportant			357	17.9%
Very unimportant			578	29.0%
Not applicable			234	11.7%
Total			1,994	100.0%

Common reading/study rooms

When asked in 2016 about the importance of access to a common reading/study room, 317 respondents (16%) indicated that access to a common reading/study room was important or very important. At the same time, 964 respondents (49%) indicated that access to a common reading/study room was not important or not applicable. There were an additional 238 (12%) who indicated that access to a common reading/study room was not applicable to their situation.

Table 190: Importance of access to a common reading/study room (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			74	3.7%
Somewhat important			243	12.2%
Neither important nor unimportant			466	23.5%
Somewhat unimportant			357	18.0%
Very unimportant			607	30.6%
Not applicable			238	12.0%
Total			1,985	100.0%

Common music/practice room

When asked in 2016 about the importance of access to a common music/practice room, 254 respondents (13%) indicated that access to a common music practice room was important or very important. At the same time, 1,007 respondents (51%) indicated that access to a common music practice room was not important. There were also 273 respondents (14%) who indicated that access to a common music/practice room was not applicable to their situation.

Table 191: Importance of access to a common music/practice room (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			62	3.1%
Somewhat important			192	9.7%
Neither important nor unimportant			449	22.6%
Somewhat unimportant			316	15.9%
Very unimportant			691	34.8%
Not applicable			273	13.8%
Total			1,983	100.0%

Roof top terrace

When asked in 2016 about the importance of access to a roof top terrace, 534 respondents (27%) indicated that access to a roof top terrace was important or very important. At the same time, 657 respondents (33%) indicated that access to a roof top terrace was not important. There were also 169 respondents (9%) who indicated that having access to a roof top terrace did not apply to their situation.

Table 192: Importance of access to a room top terrace (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			117	5.9%
Somewhat important			417	21.0%
Neither important nor unimportant			623	31.4%
Somewhat unimportant			304	15.3%
Very unimportant			353	17.8%
Not applicable			169	8.5%
Total			1,983	100.0%

Common informal learning spaces (for self-directed learning outside library)

When asked in 2016 about the importance of access to common informal learning spaces (for self-directed learning outside of the library), 257 respondents (13%) indicated that access to common informal learning spaces was important or very important. At the same time, 936 respondents (47%) indicated that access to common informal learning spaces. There were also 264 respondents (13%) who indicated that having access to common informal learning space did not apply to their situation.

Table 193: Importance of access to common informal learning space (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			53	2.7%
Somewhat important			204	10.3%
Neither important nor unimportant			519	26.3%
Somewhat unimportant			323	16.3%
Very unimportant			613	31.0%
Not applicable			264	13.4%
Total			1,976	100.0%

Visitor suites for guest

When asked in 2016 about the importance of access to visitor suites for guests, 945 respondents (47%) indicated that access to visitor suites for guests was important or very important. At the same time, 469 respondents (23%) indicated that access to visitor suites for guests was not important. There were also 147 (7%) who indicated that access to visitor suites for guests was not applicable.

Table 194: Importance of visitor suites for guests (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			269	13.6%
Somewhat important			676	34.1%
Neither important nor unimportant			422	21.3%
Somewhat unimportant			220	11.1%
Very unimportant			249	12.6%
Not applicable			147	7.4%
Total			1,983	100.0%

Academic space after hours

When asked in 2016 about the importance of access to academic space after hours, 308 respondents (15%) indicated that access to academic space after hours was important or very important. At the same time, 885 respondents (44%) indicated that access to academic space after hours was not important. There were also 303 respondents (15%) who indicated that access to academic space after hours was not applicable.

Table 195: Importance of access to academic space after hours (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			82	4.2%
Somewhat important			226	11.5%
Neither important nor unimportant			471	23.9%
Somewhat unimportant			282	14.3%
Very unimportant			603	30.7%
Not applicable			303	15.4%
Total			1,967	100.0%

Common rooms (flexible/non-specific)

When asked in 2016 about the importance of access to common rooms, 510 respondents (26%) indicated that access to common rooms was important or very important. At the same time, 704 respondents (36%) indicated that access to common rooms was not important. There also 217 respondents (11%) who indicated that access to common rooms (flexible/non-specific) were not applicable to their situation.

Table 196: Importance of access to common rooms/flexible/non-specific space (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			112	5.7%
Somewhat important			398	20.3%
Neither important nor unimportant			528	27.0%
Somewhat unimportant			280	14.3%
Very unimportant			424	21.6%
Not applicable			217	11.1%
Total			1,959	100.0%

Convenient unlocked resident access between floors within apartment building

When asked in 2016 about the importance of access to convenient unlocked resident access between floors, 373 respondents (19%) indicated that access to convenient unlocked resident access between floors was important or very important. At the same time, 739 respondents (37%) indicated that access to convenient unlocked resident access between floors was not important. There were also 274 respondents (14%) who indicated that this feature did not apply to their situation.

Table 197: Importance of access to convenient unlocked resident access (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			107	5.4%
Somewhat important			266	13.5%
Neither important nor unimportant			586	29.7%
Somewhat unimportant			281	14.2%
Very unimportant			458	23.2%
Not applicable			274	13.9%
Total			1,972	100.0%

Importance of access to secure indoor bike storage (frequent users)

When asked in 2016 about the importance of access to secure indoor bike storage, 1,133 respondents (57%) indicated that access to secure indoor bike storage was important or very important. At the same time, 308 respondents (16%) indicated that access to secure indoor bike storage was not important. There were 195 respondents (10%) who felt that the need for this feature did not apply to their situation.

Table 198: Importance of access to secure indoor bike storage –frequent user (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			579	29.3%
Somewhat important			554	28.0%
Neither important nor unimportant			341	17.2%
Somewhat unimportant			128	6.5%
Very unimportant			180	9.1%
Not applicable			195	9.9%
Total			1,977	100.0%

Secure indoor bike storage (infrequent users)

When asked in 2016 about the importance of access to secure indoor bike storage, 1,005 respondents (51%) indicated that access to secure indoor bike storage was important or very important. At the same time, 348 respondents (18%) indicated that access to secure indoor bike storage was not important. There were also 194 respondents (10%) who felt that the need for this feature did not apply to their situation.

Table 199: Importance of access to secure indoor bike storage –infrequent user (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			389	19.7%
Somewhat important			616	31.2%
Neither important nor unimportant			426	21.6%
Somewhat unimportant			160	8.1%
Very unimportant			188	9.5%
Not applicable			194	9.8%
Total			1973	100.0%

Secure storage for a child's bike trailer

When asked in 2016 about the importance of access to secure storage for a child's bike trailer, 313 respondents (16%) indicated that access to secure storage for a child's bike trailer was important or very important. At the same time, 611 respondents (31%) indicated that access to secure storage for a child's bike trailer was not important. There were also 676 respondents (34%) who indicated that the need for this feature did not apply to their situation.

Table 200: Importance of access to secure storage for a child's bike trailer (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			138	7.0%
Somewhat important			175	8.9%
Neither important nor unimportant			365	18.6%
Somewhat unimportant			156	7.9%
Very unimportant			455	23.2%
Not applicable			676	34.4%
Total			1,965	100.0%

Secure storage for workshop/garage space

When asked in 2016 about the importance of access to secure storage for workshop/garage space, 498 respondents (25%) indicated that access to secure storage for workshop/garage space was important or very important. At the same time, 723 respondents (37%) indicated that access to secure storage for workshop/garage space was not important. There were 298 respondents (15%) who indicated that the need for this feature did not apply to their situation.

Table 201: Importance of access to secure storage for workshop/garage space (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			139	7.1%
Somewhat important			359	18.2%
Neither important nor unimportant			452	22.9%
Somewhat unimportant			239	12.1%
Very unimportant			484	24.6%
Not applicable			298	15.1%
Total			1,971	100.0%

Common maker space (for light projects: crafts and woodworking, etc.)

When asked in 2016 about the importance of access to common maker space, 510 respondents (26%) indicated that access to common maker space was important or very important. At the same time, 717 respondents (36%) indicated that access to common maker space was not important. There were 277 respondents (14%) who indicated that the need for this feature did not apply to their situation.

Table 202: Importance of access to common maker space (2016 responses)

	2010		2016	
	Number	%	Number	%
Very important			135	6.8%
Somewhat important			375	19.0%
Neither important nor unimportant			472	23.9%
Somewhat unimportant			240	12.1%
Very unimportant			477	24.1%
Not applicable			277	14.0%
Total			1,976	100.0%

B.5 Housing Cost and Tenure

Question 24. Currently do you own your principal residence in Metro Vancouver?

Question 25. Do you rent your principal residence in Metro Vancouver?

In 2010, when asked whether they own or rent their housing, 844 respondents (46%) indicated that they are owners. At the same time, 981 respondents (54%) indicated that they were renters.

In 2016, when asked about whether they own or rent their housing, 826 respondents (45%) indicated that they are owners. At the same time, 996 respondents (55%) indicated that they were renters.

Table 203: Tenure - Owners and renters (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Own	844	46.2	826	45.3%
Rent	981	53.8	996	54.7%
Total	1,825	100.0	1,822	100.0%

When asked in 2016 about their different ownership arrangements, 49 respondents (6% of reported owners) indicated that they own a leasehold unit on campus. The remaining 777 respondents (94% of reported owners) reported that they own a unit off campus.

Table 204: Ownership arrangements – on-campus and off-campus (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Yes, I own a long-term lease unit on campus			49	5.9%
Yes, I own my home off-campus			777	94.1%
Total			826	100.0%

Question 26. What is the monthly cost or your housing?

Owners

Mortgage

In 2010, 238 respondents (40%) reported that they spend more than $2,000 per month on their mortgage. There were also 132 respondents (22%) who spent between $1,500 and $1,999 per month. An additional 141 respondents (24%) spent between $1,000 and $1,500 per month while 78 respondents (13%) spent less than $1,000 per month on their mortgage.

Of the 826 individuals in 2016 who indicated that they were owners, 504 (61%) provided information on their monthly mortgage costs. Of those, 231 (46%) reported that they spend more than $2,000 per month on their mortgage. There were also 110 respondents (22%) who spent between $1,500 and

$1,999 per month. An additional 107 respondents (21%) spent between $1,000 and $1,500 per month while 56 respondents (11%) spent less than $1,000 per month on their mortgage.

As shown in the table below, there is a reasonable degree of alignment between the average monthly mortgage payments reported in 2010 and 2016. However, the findings also show that a slightly larger proportion of respondents in 2016 were spending $2,000 or more per month on their housing with almost 46% of respondents in 2016 reporting this to be the case compared to 40% in 2010.

Table 205: Monthly mortgage payments (2010 and 2016)

	2010		2016	
	Number	%	Number	%
$1-$999	78	13.2%	56	11.1%
$1,000-$1,499	141	23.9%	107	21.2%
$1,500-$1,999	132	22.4%	110	21.8%
$2,000 or more	238	40.4%	231	45.8%
Total	589	100.0	504	100.0%

Other Monthly Costs

The following table shows the other non-mortgage monthly housing and non-housing related expenses reported by survey respondents who were owners.

Table 206: Other monthly costs -owners (2016)

	Number	% of Owner Respondents	Monthly	Annual
Property Taxes	585	70.8%	$222	$2,664
Heat	360	43.6%	$99	$1,188
Hydro	540	65.4%	$83	$996
Condo Fees	331	40.1%	$322	$3,864
Maintenance	180	21.8%	$231	$2,772
Insurance	557	67.4%	$157	$1,884
Parking	236	28.6%	$86	$1,032
Other transportation	452	54.7%	$164	$1,968
Student loans	35	4.2%	$510	$6,120
Other loans	111	13.4%	$1,267	$15,204

Renters

Rental payments

In 2010, 960 respondents provided information on their average monthly rent. Of those who provided information, 29 respondents (3%) reported average monthly rents of less than $500 per month while 330 (34%) add a rent of between $500 and $999. An additional 353 respondents (37%) reported a rent of between $1,000 and $1,499 while 167 reported a rent of between $1,500 and $1,999. The other 81 respondents (8%) reported a rent of $2,000 or more.

In 2010, 960 respondents provided information on their average monthly rent. Of those who provided information, 8 respondents (1%) reported average monthly rents of less than $500 per month while 157 (17%) add a rent of between $500 and $999. An additional 319 respondents (34%) reported a rent of between $1,000 and $1,499 while 266 reported a rent of between $1,500 and $1,999. The other 195 respondents (21%) reported a rent of $2,000 or more.

The average reported rent across all respondents in 2016 was $1,550. This is up 26% from the average reported rent of $1,229 in 2010.

Table 207: Monthly rental payments (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Less than $500	29	3.0%	8	0.9%
$500-$999	330	34.4%	157	16.6%
$1,000-$1,499	353	36.8%	319	33.8%
$1,500-$1,999	167	17.4%	266	28.2%
$2,000 or more	81	8.4%	195	20.6%
Total Paying Rent	960	100.0%	945	100.0%

Other Monthly Costs

The following table shows the other monthly housing and non-housing related expenses reported by survey respondents who were renters.

Table 208: Other monthly costs –renters (2016)

	2016 Renters			
	Number	% of Renter Respondents	Monthly	Annual
Heat	234	23.5%	$78	$936
Hydro	670	67.3%	$54	$648
Maintenance	180	18.1%	$231	$2,772
Insurance	287	28.8%	$144	$1,728
Parking	363	36.4%	$71	$852
Other transportation	717	72.0%	$164	$1,968
Student loans	174	17.5%	$469	$5,628
Other loans	140	14.1%	$600	$7,200

B.6 Housing Preferences and Plans – Rental

Question 28. Are you planning to begin or continue to rent housing in future?

Respondents were asked to provide information on their future housing plans including their plans to continue renting. There were 259 respondents (27%) who reported that they expected to continue renting for two years or less while 222 respondents (23%) reported that they plan to rent for the next 3 to 5 years. An additional 93 respondents (10%) anticipate renting for the next 5 to 10 years while 173 respondents (18%) expect to remain renters over the long term (10+ years). There were also 177 respondents (18%) who indicated that they were unsure about their future plans and how long they expect to continue to rent.

Table 209: Plans to continue renting (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Yes, I plan to rent for the next 0 to 2 years			259	26.7%
Yes, I plan to rent for the next 3 to 5 years			222	22.9%
Yes, I plan to rent long-term for 5 to 10 years			93	9.6%
Yes I may rent long-term for 10 years or more			173	17.8%
Unsure, please specify			177	18.2%
Total			970	100.0%

Question 29. Would you like to continue to rent, or start renting on the UBC campus?

When asked if they were interested in renting housing on the UBC campus, 318 respondents (32%) indicated that they were not interested in renting on the UBC campus. At the same time, 297 respondents (30%) indicated that they had some interest in renting housing on UBC campus. As well, there were 310 respondents (31%) who indicated that they were unsure about their future housing plans and whether they would like to rent housing on UBC campus. There were also 71 respondents (7%) who did not answer this question.

Table 210: Interest in renting on UBC campus (2010 and 2016)

	2010		2016	
	Number	%	Number	%
No			318	31.9%
Yes			297	29.8%
Unsure			310	31.1%
No response			71	7.1%
Total			996	100.0%

Question 29(a). Please indicate the primary reason you do not want to rent on UBC campus?

When asked about their reasons for not wanting to rent on campus, 160 respondents (51%) gave a reason for their choice. From the list of possible reasons provided on the survey for lacking an interest in renting on the UBC campus, the predominant reason given was the desire to maintain separation between their home and work. Of those who responded, 119 respondents (38%) reported this to be the case.

Table 211: Reasons for not wanting to rent on UBC campus (2016)

	2010		2016	
	Number	%	Number	%
The design/size of housing does not meet my needs			12	3.8%
I prefer more separation between my home and my work			119	37.5%
The waitlist is too long			2	0.6%
All of the above			24	7.6%
Other			160	50.5%
Total responses			317	50.0%

Question 29(b). If you would like to continue to rent, or start renting on UBC campus, please indicate the reasons for your choice.

There were also 297 respondents who indicated that they were interested in renting on the UBC campus. When asked to suggest why they were interested in renting on campus, 249 respondents (84%) indicated that this would allow them to live close to their work and to avoid a commute. The range of responses received are provided in the following table.

Table 212: Reasons for not wanting to rent on UBC campus (2016)

2016 Renters				
	Number	%	Number	%
The rent is better			72	24.2%
I like to be close to work without a commute			249	83.8%
I like the design of the on-campus community and housing			93	31.3%
Other			62	20.9%
Total responses			297	100.0%

Question 30. Are you currently on the Faculty-Staff Rental waitlist (Village Gate Homes)?

The majority of renters are not on the waiting list for faculty/staff housing. However, there were 43 respondents (4%) who had been on the waitlist for less than a year as well as 23 (2%) who had been on a waitlist for over a year. An additional 24 respondents had declined an offer while on the waitlist while 22 respondents (3%) currently live in Village Gate Homes and are on the waitlist for a different unit.

Table 213: Individuals and households on the faculty/staff waiting list (2016)

	Number	%
No, I am not	488	49.0%
Yes, I live in Village Gate Homes and am on the waitlist for a different unit	33	3.3%
Yes, I have been on the waitlist for under one year	42	4.2%
Yes, I have been on the waitlist for over one year	23	2.3%
I have declined an offer while on the waitlist	24	2.4%
Total	996	100.0%

Question 31. Please rank in order of preference the campus areas where you would most like to rent a home.

Top ranked neighbourhood choice

When asked to rank their different neighbourhood choices, Wesbrook Place was the most frequently top ranked choice with 305 respondents indicating they would prefer this neighbourhood. The following table shows the different UBC neighbourhoods in terms of the ranking of respondents' top-rated choice. It also shows the proportion of the 2,404 respondents who ranked these different neighbourhoods.

Table 214: Ranking of UBC neighbourhoods (1st choice) (2016)

	1st choice	% of respondents
	Number	%
Wesbrook Place	305	12.7%
Hawthorn Place	124	5.2%
Chancellor Place	83	3.5%
University Blvd Area	56	2.3%
Hampton Place	42	1.8%
East Campus	27	1.1%
St. John's College or Green College	12	0.5%

Ranking of neighbourhood choices (Top 3 choices)

When asked to rank their top three neighbourhood choices, Wesbrook Place was the most frequently selected neighbourhood (467 respondents ranked it in the top three), followed by Hampton Place (406 respondents) and Hawthorn Place (367). The following table shows the different UBC neighbourhoods in terms of the ranking of the top-rated choices. It also shows the proportion of the 2,404 respondents who ranked these different neighbourhoods.

Table 215: Ranking of UBC neighbourhoods (top 3 choices) (2016)

	1st choice	2nd choice	3rd choice	Top 3 Choices	% of respondents
Wesbrook Place	305	103	59	467	19.4%
Hampton Place	42	214	150	406	16.9%
Hawthorn Place	124	103	140	367	15.3%
Chancellor Place	83	63	84	230	9.6%
East Campus	27	54	97	178	7.4%
University Blvd Area	56	66	35	157	6.5%
St. John's College or Green College	12	20	28	60	2.5%

Question 34. What size of home (number of bedrooms) are you seeking within your rental budget?

When asked about their preference in terms of the size of home (number of bedrooms), 215 respondents (30%) wanted a unit that was 3+ bedrooms. An additional 137 respondents (19%) wanted a 2-bedroom unit plus den while 115 respondents (16%) wanted a 2 bedroom unit only. An additional 148 respondents (21%) wanted a 1 bedroom unit plus a den while 77 respondents (11%) wanted a 1-bedroom unit only. There were 25 respondents (4%) who wanted a studio unit (larger than 400 sq ft) or a micro-unit (325 to 400 sq ft).

Table 216: Rental housing preferences –size and type (2016)

	2010		2016	
	Number	%	Number	%
Studio/ micro unit (325 - 400 sq ft)			17	2.4%
Studio larger than 400 sq ft			8	1.1%
1-Bedroom			77	10.7%
1 Bedroom + Den			148	20.6%
2-Bedroom			115	16.0%
2-Bedroom + Den			137	19.1%
3- Bedroom			99	13.8%
3-Bedroom + Den			76	10.6%
4-Bedroom			40	5.6%
Total			717	100.0%

Question 35. What size of home (square feet) are you seeking within your rental budget?

When asked about their preference in terms of the size of home (square feet), 161 respondents (26%) reported that they wanted a unit with more than 1,200 sq ft. There were an additional 134 respondents (22%) who wanted a unit between 1,000 and 1,199 sq ft while 107 respondents (17%) wanted a unit between 900 and 999 sq ft. An additional 217 respondents (35%) would be content with a unit of less than 900 sq ft.

Table 217: Rental housing preferences –square feet (2016)

	2010		2016	
	Number	%	Number	%
Less than 800 square feet			106	17.1%
800-899 square feet			111	17.9%
900-999 square feet			107	17.3%
1,000-1,199 square feet			134	21.6%
1,200-1,399 square feet			77	12.4%
1,400-1,499 square feet			39	6.3%
1,500 square feet or more			45	7.3%
Total			619	100.0%

B.7 Ownership Preferences and Future Plans

Question 36. Are you aiming to purchase a residence somewhere in Metro Vancouver or on campus in the future (fee simple or long-term lease)?

Respondents were asked to indicate if they were interested in ownership, and to indicate their approximate time frame for moving into ownership. Of those who responded 641 (35%) indicated that they have no plans to purchase in the future while 465 respondents (26%) indicated that they were unsure about their future plans. An additional 131 respondents (7%) indicated that they would like to move into home ownership in the next year while 350 respondents (19%) reported that they would like to purchase a home in the next 2 to 5 years. There were also 240 respondents (13%) who indicated that they would like to purchase a home in 5 years or more.

Table 218: Anticipated time frame for moving into ownership (2016)

	2010		2016	
	Number	%	Number	%
No, I have no plans to purchase			641	35.1%
Yes, within the next 0-1 years			131	7.2%
Yes, within the next 2-5 years			350	19.2%
Yes, in 5 years or more			240	13.1%
Unsure, please specify			465	25.5%
Total			1,827	100%

Expected Time Frame for Moving into Ownership

Of the 933 renters who responded to a question on time frame for moving into ownership, 25% thought it would take them up to 2 years while an additional 25% indicated that it would take them more than two years before they would be in a position to move into the ownership market. At the same time, half (464 respondents or 50%) indicated that they were either unsure (16%) or that they simply lacked the resources to consider a move into ownership (34%).

Table 219: Anticipated time frame for moving into ownership (2016)

	2010		2016	
	Number	%	Number	%
Less than 1 year			71	7.6%
1 year to 2 years			163	17.5%
More than 2 years			235	25.2%
Unsure			149	16.0%
I do not have the resources			315	33.8%
Total responses			933	100.0%

Question 38. How much have you saved for a down payment for the purchase of a home?

Of those who indicated they would be interested in moving into ownership, 612 respondents (66%) indicated that they have been saving toward a down payment including 534 respondents (48%) who have at least $40,000 saved towards a down payment.

Table 220: Household savings toward a down payment (2016)

	2010		2016	
	Number	%	Number	%
I do not have any down payment saved			209	18.8%
I have less than $15,000 saved			182	16.4%
$15,000 - $30,000			116	10.4%
$30,000 - $40,000			71	6.4%
$40,000 - $60,000			103	9.3%
$60,000 - $70,000			40	3.6%
$70,000 - $85,000			40	3.6%
$85,000 - $100,000			59	5.3%
$100,000 +			292	26.3%
Total responses			1,112	100.0%

Question 37. What type of housing are you most likely to purchase?

When asked about the type of housing they are likely to purchase, 493 respondents (42%) reported that they are likely to purchase a condominium apartment/unit while an additional 433 respondents (37%) indicated that they would like to purchase a semi-detached/duplex, town house or row house unit. Approximately 253 respondents (22%) indicated that a single detached home would be their preferred housing type.

Table 221: Type of house purchase (2016)

	2010		2016	
	Number	%	Number	%
A condominium/ apartment			493	41.8%
A semi-detached home/ duplex			108	9.2%
A town house or row house			325	27.6%
A single detached home			253	21.5%
Total			1,179	100.0%

Question 39. Is there a specific neighbourhood or neighbourhoods where you are considering buying a home?

When asked if they had a specific neighbourhood in mind, 587 respondents (51%) reported that they were looking for a specific neighbourhood. There were an additional 569 respondents (48%) who indicated that they did not have a specific neighbourhood in mind.

Table 222: Preference for a specific neighbourhood (2016)

	2010		2016	
	Number	%	Number	%
Specific neighbourhood in mind			587	50.8%
No specific neighbourhood in mind			569	49.2%
Total			1,156	100.0%

B.8 Interest in a Long Term Leasehold Arrangement

Question 40. Would you like to purchase a long term leasehold home (e.g., 99 year lease) on the UBC campus?

Note: There are no free-hold/fee simple homes for purchase on UBC campus)

When asked if they had an interest in a long term leasehold arrangement, 167 respondents (14%) indicated an interest. An additional 986 respondents (84%) were either unsure or had no interest in such an arrangement. A small number of respondents (28 respondents or 2%) indicated that they already own a leasehold unit on the UBC campus.

Table 223: Interest in a long-term leasehold arrangement (2016)

	2010		2016	
	Number	%	Number	%
Yes			167	14.1%
No			568	48.1%
Unsure			418	35.4%
I already own a leasehold unit on campus			28	2.4%
Total			1,181	100.0%

Question 40(a). If you indicated you would like to purchase a long term leasehold home on the UBC campus, please tell us the most important reason.

When asked for information on the different factors informing their interest in purchasing housing on campus, the most common response was an interest in walking or biking to work which was the case for 76% of all respondents. One in three indicated they had more than one reason for their interest in purchasing housing on the UBC campus. The complete results are provided in the following table.

Table 224: Reasons for interest in a long-term leasehold arrangement (2016)

	Number	%
I like that I can walk or bike to work	74	43.0%
I like the growing community and amenities	17	9.9%
The UBC faculty loan program helps to make it more affordable	18	9.3%
All of the above	57	33.1%
Other	8	4.7%
Total	172	100.0%

Question 43. What is the approximate price range that you are considering?

In 2010, 591 respondents (38%) indicated that they are looking for housing costing less than $400,000 with 276 respondents (18%) looking for a unit for less than $300,000. An additional 234 respondents (15%) were looking for housing between $400,000 and $500,000. There were 278 respondents (18%)

indicating that they were looking for something between $500,000 and $750,000. The remaining 204 respondents (13%) indicated that they would be willing to consider a unit that is $750,000 or more.

In 2016, 265 respondents (27%) indicated that they are looking for housing costing less than $400,000 with 9% looking for a unit for less than $300,000. An additional 174 respondents (18%) were looking for housing between $400,000 and $500,000. There were 264 respondents (28%) indicating that they were looking for something between $500,000 and $750,000. The remaining 264 respondents (27%) indicated that they would be willing to consider a unit that is $750,000 or more.

Table 225: Price range (2010 and 2016)

	2010		2016	
	Number	%	Number	%
<$300,000	276	17.6%	90	9.2%
$300,000-$400,000	315	20.1%	175	17.9%
$400,000-$500,000	234	14.9%	174	17.8%
$500,000-$750,000	278	17.7%	274	28.0%
$750,000-$1,000,000	124	7.9%	156	16.0%
$1,000,000 -$1,500,000	80	5.1%	65	6.7%
$1,500,000 -$2,000,000	--	--	35	3.6%
More than $2,000,000	--	--	8	0.8%
Unsure	262	16.7%	--	--
Total responses	1,569	100.0%	977	100.0%

B.9 Alternative Housing Choices

Question 44(a). Would you consider renting as a long-term alternative to ownership?

When asked if they would consider renting as a long-term alternative to ownership, 784 respondents (43%) reported that they were not interested in renting as a long-term alternative to ownership. An additional 771 respondents (43%) indicated that they would consider renting as a long-term alternative to ownership while 271 respondents (15%) indicated they were unsure.

Table 226: Consideration of renting as a long-term alternative to ownership (2016)

	2010		2016	
	Number	%	Number	%
No			784	42.9%
Yes			771	42.2%
Unsure			271	14.8%
Total			1,826	100.0%

Question 44(b). Please indicate if any of the following features would lead you to consider renting as a long-term alternative to ownership

Interest in a long-term rental contract (5 years +)?

When asked if a long-term rental contract was of interest, 632 respondents (36%) reported that they were very likely or somewhat likely to be interested in a long-term rental contract. At the same time, 787 respondents (45%) indicated that it was not very likely or not at all likely that they would be interested in a long-term rental contract.

Table 227: Likelihood of interest in a long-term rental contract (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			570	32.9%
Not very likely			217	12.5%
Neither likely nor unlikely			315	18.2%
Somewhat more likely			453	26.1%
Very likely			179	10.3%
Total			1,734	100.0%

Design and finishing?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have the ability to influence the unit design and finishing, 715 respondents (42%) reported that they were very likely or somewhat likely to be interested in renting if they could have the ability to influence the unit design and finishing. At the same time, 656 respondents (38%) indicated that it was not very likely or not at all likely that they would be interested rental as a long-term alternative to ownership even with the ability to influence the design and finishing of the unit.

Table 228: Interest in having the ability to influence the unit design and finishing (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			464	27.0%
Not very likely			192	11.2%
Neither likely nor unlikely			346	20.2%
Somewhat more likely			534	31.1%
Very likely			181	10.5%
Total			1,717	100.0%

3 and 4 bedroom units (1,800 square feet or larger)?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have larger 3 or 4 bedroom unit (1,800 square feet +), 677 respondents (40%) reported that they were very likely or somewhat likely to be interested. At the same time, 748 respondents (44%) indicated that

it was not very likely or not at all likely that they would be interested in a larger 3 or 4 bedroom unit (1,800 square feet+).

Table 229: Interest in a 3 and 4 bedroom unit (1,800 sq. ft. or more) (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			543	32.0%
Not very likely			205	12.1%
Neither likely nor unlikely			272	16.0%
Somewhat more likely			416	24.5%
Very likely			261	15.4%
Total			1,697	100.0%

3 and 4 bedroom units (1,500 to 1,800 square feet)?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a larger 3 or 4 bedroom unit (1,500 to 1,800 square feet +), 738 respondents (33%) reported that they were very likely or somewhat likely to be interested. At the same time, 748 respondents (44%) indicated that it was not very likely or not at all likely that they would be interested a larger 3 or 4 bedroom unit (1,500 to 1,800 square feet+).

Table 230: Interest in a 3 and 4 bedroom unit (1,500 to 1,800 sq. ft. or more) (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			525	30.7%
Not very likely			213	12.5%
Neither likely nor unlikely			275	16.1%
Somewhat more likely			444	26.0%
Very likely			251	14.7%
Total			1,708	100.0%

Townhouse unit?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a townhouse unit, 932 respondents (54%) indicated they were very likely or somewhat likely to be interested rental housing that was in a townhouse format. At the same time, 547 respondents (32%) indicated that it was not very likely or not at all likely that they would be interested in renting even if they could have it in a townhouse format.

Table 231: Interest in townhouse unit (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			391	22.6%
Not very likely			156	9.0%
Neither likely nor unlikely			252	14.6%
Somewhat more likely			596	34.4%
Very likely			336	19.4%
Total			1,731	100.0%

Apartment with ground floor access?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have a ground oriented apartment unit, 477 respondents (28%) indicated that they were very likely or somewhat likely to be interested. At the same time, 749 respondents (44%) indicated that it was not very likely or not at all likely that they would be interested in renting even if they could have access to ground-oriented apartment units.

Table 232: Interest in a ground-oriented apartment unit (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			511	29.9%
Not very likely			283	16.6%
Neither likely nor unlikely			436	25.5%
Somewhat more likely			327	19.1%
Very likely			150	8.9%
Total			1,709	100.0%

Below market faculty and staff rental rates?

When asked if they would be interested in rental as a long-term alternative to ownership if they could have below market faculty and staff rental rates, 1,304 respondents (74%) reported that they were very likely or somewhat likely to be interested. At the same time, 312 respondents (18%) indicated that it was not very likely or not at all likely that they would be interested.

Table 233: Interest in below market rental rates (2016)

	2010		2016	
	Number	%	Number	%
Not at all likely			236	13.5%
Not very likely			76	4.4%
Neither likely nor unlikely			131	7.5%
Somewhat more likely			526	30.1%
Very likely			778	44.5%
Total			1,747	100.0%

B.10 Travel to Work and Commuting Profile

Question 46. Typically speaking, how do you get to your place of work?

In 2010, 709 respondents (39%) reported that they drive while 674 respondents (37%) reported taking public transit. An additional 254 respondents (14%) reported that they walk or run while 205 respondents (11%) bike to work.

In 2016, 621 respondents (35%) reported that they drive while 646 respondents (36%) reported taking public transit. An additional 185 respondents (10%) reported that they walk or run while 224 respondents (13%) bike to work.

Table 234: Mode of travel to work (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Drive	709	38.5%	621	34.6%
Car Share	--	--	60	3.3%
Public transit	674	36.6%	646	36.0%
Walk/run	254	13.8%	185	10.3%
Cycle	205	11.1%	224	12.5%
Other	--	--	60	3.3%
Total responses	1,842	100.0%	1,796	100.0%

Question 48. What is the approximate distance that you travel to get to work (in kilometres)?

In 2010, 1,192 respondents reported that their average commuting distance was 14.67 kilometres. In 2016, 825 respondents reported that their average commuting distance was 10.9 kilometres.

Question 47. How long does it take for you to get to campus during a typical rush hour during the academic year?

In 2010, 460 respondents (25%) indicated that it takes them 20 minutes or less to get to work. An additional 373 respondents (20%) indicated that it takes them between 20 and 30 minutes. There were 909 respondents (50%) who indicated that it takes them 30 minutes or more, including 401 respondents (22%) who indicated that it typically takes them 50 minutes or more to get to campus.

In 2016, 360 respondents (20%) indicated that it takes them 20 minutes or less to get to work. An additional 315 respondents (18%) indicated that it takes them between 20 and 30 minutes. There were 1,072 respondents (59%) who indicated that it takes them 30 minutes or more, including 494 respondents (27%) who indicated that it typically takes them 50 minutes or more to get to campus.

Table 235: Commuting time (2010 and 2016)

	2010		2016	
	Number	%	Number	
Less than 10 minutes	156	8.5%	120	6.7%
10-20 minutes	304	16.6%	240	13.3%
20-30 minutes	373	20.4%	315	17.5%
30-40 minutes	274	15.0%	296	16.4%
40-50 minutes	234	12.8%	282	15.6%
50-60 minutes	198	10.8%	188	10.4%
More than an hour	203	11.1%	306	17.0%
I live on campus	84	4.6%	57	3.2%
Total responses	1,826	100.0%	1,804	100.0%

B.11 Personal and Household Profile

Question 49. In what year where you born?

In 2010, 524 respondents (36%) were under 34 while 444 respondents (31%) were between the ages of 35 to 44. There were 291 respondents (20%) between the ages of 45 and 54. An additional 174 respondents (12%) were between 55 and 65 while 14 respondents (1%) were 65 or older.

In 2016, 313 respondents (36%) were under 34 while 346 respondents (39%) were between the ages of 35 to 44. There were 148 respondents (17%) between the ages of 45 and 54. An additional 62 respondents (7%) were between 55 and 65 while 12 respondents (1%) were 65 or older.

Table 236: Age profile (2010 and 2016)

	2010		2016	
	Number	%	Number	%
24 or less	84	5.8%	17	1.9%
25-34	440	30.4%	296	33.6%
35-44	444	30.7%	346	39.3%
45-54	291	20.1%	148	16.8%
55-64	174	12.0%	62	7.0%
65 or older	14	1.0%	12	1.4%
Total responses	1,447	100.0%	881	100.0%

Question 50. What is your gender?

In 2010, 1,074 respondents (60%) were female while 725 respondents (40%) were male.
In 2016, 1,120 respondents (63%) were female while 654 respondents (37%) were male.

Table 237: Gender profile (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Female	1,074	59.6%	1,120	63.0%
Male	725	40.3%	654	36.8%
Transgender	2	0.1%	3	0.2%
Total responses	1,801	100.0%	1,777	100.0%

Question 51. How many members are in your household, including yourself?

In 2010, 404 respondents (22%) indicated that they lived alone while an additional 680 respondents (37%) reported that they lived with one other person. There were 734 respondents (40%) who indicated that there were 3 or more members in their household.

In 2016, 356 respondents (20%) indicated that they lived alone while an additional 627 respondents (35%) reported that they lived with one other person. There were 814 respondents (45%) who indicated that there were 3 or more members in their household.

Table 238: Household size (2010 and 2016)

	2010		2016	
	Number	%	Number	%
1	404	22.2%	356	19.8%
2	680	37.4%	627	34.9%
3	340	18.7%	349	19.4%
4	291	16.0%	344	19.1%
5	54	3.0%	94	5.2%
6 or more	49	2.7%	27	1.5%
Total responses	1,818	100.0%	1,797	100.0%

Question 52. How many household members are age 19 or older?

In 2010, 434 respondents (25%) indicated that there was one family member over 18. There were an additional 1,083 respondents (61%) who indicated that there were 2 or more family members over the age of 18. There were also 258 respondents (14.5%) who indicated that there were 3 or more family members who were over 18.

In 2016, 414 respondents (23%) indicated that there was one family member over 18. There were an additional 1,090 respondents (62%) who indicated that there were 2 or more family members over the age of 18. There were also 264 respondents (15%) who indicated that there were 3 or more family members who were over 18.

Table 239: Household family members 18 and older (2010 and 2016)

	2010		2016	
	Number	%	Number	%
1	434	24.5%	414	23.4%
2	1,083	61.0%	1,090	61.7%
3	158	8.9%	160	9.0%
4	100	5.6%	104	5.9%
Total responses	1,775	100.0%	1,768	100.0%

Question 53. How many household members are between the ages of 6 and 17?

In 2010, 1,407 respondents (80%) reported that there were no family members between the ages of 6 and 17. There were 202 respondents (12%) reporting that there was one family member between the ages of 6 and 17. There were 145 respondents (8%) reporting that there were 2 or more family members between the ages of 6 and 17.

In 2016, 1,345 respondents (76%) reported that there were no family members between the ages of 6 and 17. There were 241 respondents (14%) reporting that there was one family member between the ages of 6 and 17. There were 177 respondents (10%) reporting that there were 2 or more family members between the ages of 6 and 17.

Table 240: Household family members between the ages of 6 and 17 (2010 and 2016)

	2010		2016	
	Number	%	Number	%
0	1,407	80.2%	1,345	76.3%
1	202	11.5%	241	13.7%
2	125	7.1%	153	8.7%
3 or more	20	1.1%	24	1.4%
Total responses	1,754	100.0%	1,763	100.0%

Question 54. How many household members are 5 or younger?

In 2010, 1,452 respondents (83%) reported no family members in their household who were five years old or younger. At the same time, there were 212 respondents (12%) reporting that there was one family member in their household who was five year old or younger. There were also 145 respondents (8%) reporting more than one family member in their household who was five years old or younger.

In 2016, 1,408 respondents (80%) reported no family members in their household who were five years old or younger. At the same time, there were 272 respondents (16%) reporting that there was one family member in their household who was five year old or younger. There were also 80 respondents (5%) reporting more than one family member in their household who was five years old or younger.

Table 241: Household family members 5 and under (2010 and 2016)

	2010		2016	
	Number	%	Number	%
0	1,452	82.9%	1,408	80.0%
1	212	12.1%	272	15.5%
2	83	4.7%	77	4.4%
3 or more	5	0.3%	3	0.2%
Total responses	1,752	100.0%	1,760	100.0%

Question 55. What is your approximate personal gross annual income (individual)?

In 2016, 1,704 respondents (71%) provided information on their annual income. Of those who responded, 494 respondents (29%) reported that their annual income was less than $50,000 per year. In addition, 566 respondents (32%) reported that their annual income was between $50,000 and $75,000. There were 300 respondents (17%) reporting an annual income of between 75,000 and $100,000 with 385 respondents (23%) reporting that their annual income was more than $100,000.

Table 242: Gross annual individual income (2016)

	2010		2016	
	Number	%	Number	%
Less than $35,000			85	4.9%
Between $35,000 and $49,999			409	23.4%
Between $50,000 to $74,999			566	32.4%
Between $75,000 and $99,999			300	17.2%
Between $100,000 and $149,999			265	15.2%
Between $150,000 and $199,999			75	4.3%
Between $200,000 and $299,999			38	2.2%
More than $300,000			7	.4%
Total responses			1,745	100.0%

Question 56. What is your approximate household gross annual income?

In 2010, 1,740 respondents provided information on their annual household income. Of those who responded, 330 respondents (19%) reported that their annual household income was less than $50,000 per year. In addition, 326 respondents (19%) reported that their annual household income was between $50,000 and $75,000. There were 325 respondents (19%) reporting an annual household income of between $75,000 and $100,000 with 759 respondents (44%) reporting an annual household income of more than $100,000.

In 2016, 1,722 respondents provided information on their annual household income. Of those who responded, 192 respondents (11%) reported that their annual household income was less than $50,000 per year. In addition, 274 respondents (16%) reported that their annual household income was between $50,000 and $75,000. There were 297 respondents (17%) reporting an annual household

income of between $75,000 and $100,000 with 959 respondents (46%) reporting an annual household income of more than $100,000.

Table 243: Gross annual household income (2010 and 2016)

	2010		2016	
	Number	%	Number	%
Less than $50,000	330	19.0%	192	11.1%
Between $50,000 to $74,999	326	18.7%	274	15.9%
Between $75,000 and $99,999	325	18.7%	297	17.2%
Between $100,000 and $149,999	413	23.7%	509	29.6%
Between $150,000 and $199,999	194	11.1%	247	14.3%
Between $200,000 and $299,999	107	6.1%	161	9.3%
More than $300,000	45	2.6%	42	2.4%
Total responses	1,740	100.0%	1,722	100.0%

Question 57. How many household members contribute to paying your housing cost?

In 2010, 695 respondents (39%) reported only one household member carries the cost of their housing. There were also 1,021 respondents (57%) reporting that they share the cost of their housing with a second member in their household. There were also 71 respondents (4%) who reported that 3 or more members in their household share the cost of their housing.

In 2016, 657 respondents (37%) reported only one household member carries the cost of their housing. There were also 1,034 respondents (59%) reporting that they share the cost of their housing with a second member in their household. There were also 75 respondents (4%) who reported that 3 or more members in their household share the cost of their housing.

Table 244: Number of household members sharing the cost of their housing (2010 and 2016)

	2010		2016	
	Number	%	Number	%
1	695	38.9%	657	37.2%
2	1,021	57.1%	1,034	58.6%
3 or more	71	4.0%	75	4.2%
Total responses	1,787	100.0%	1,766	100.0%