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- Chronology of Student Housing at TRU
 - McGill Residence
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- East Village Expansion Phase I
- Rental Market in BC
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Chronology of Student Housing @ TRU McGill Street Residences



Key Stats:

- 3 residence buildings and 1 recreation building
- 302 beds – all 4-person suites
- \$677/month

History:

- Owned and operated by private developer from 1998 until 2016
- Purchased by TRU in 2016 for \$9M
- Purchased with 302 beds
- Managed by Campus Living Centres

Major improvements/additions:

- Summer 2017 - \$3M renovation project which included renovations to Central Residence building; lighting improvements; new flooring and lighting; hot water tanks; furniture; mold abatement

Chronology of Student Housing @ TRU East Village (formerly Upper College Heights)



Key Stats:

- 5 residence buildings and 1 recreation building
- 507 beds – primarily 4-person suites
- Apartments for family housing
- \$403-\$714/month

History:

Opened and operated by private developer between 1994-96

- Purchased by TRU in 2018 for \$33.5M (including a 2.2 acre parcel of vacant land)
- Originally purchased with 415 beds
- Managed by Campus Living Centres

Major improvements/additions:

- Summer 2018 - \$5M renovation project
- Summer 2019 – Addition of 38 bedrooms to existing units in B & A by adding 2 walls, a door, a closet, and electrical)
- Fall 2021 – Addition of 54 beds to existing units in D & E (turned 54, 2-bedroom, 2 bed apartments into 54, 2-bedroom, 4 bed apartments by replacing the furniture)
- **Total number of beds added to EV to date is 92**

Chronology of Student Housing @ TRU North Tower



Key Stats:

- 1 11-story residence building
- 572 beds – 2-4 person suites
- \$1,014-\$1,135/month

History:

Sale-Leaseback Arrangement with Campus Living Centres (previously Dacon)

- Operated by Campus Living Centres under a profit-sharing agreement with TRU
- TRU will retain ownership of the building at the end of the agreement (2047)

Major improvements/additions:

- CLC is responsible for building improvements and maintains a capital fund for this purpose
- \$1M spent by CLC since 2016 on various mechanical and cosmetic upgrades
- Property due for extensive cosmetic improvements

Chronology of Student Housing @ TRU West Gate Dormitories (Temporary)



Key Stats:

- 3 residence buildings
- 114 beds – all single rooms with private bathrooms
- \$600/month

History:

- Installed by TRU in 2021 and operational by February 2022
- Temporary for two years
- TRU will consider asking for an extension from the City depending on state of housing situation in Kamloops
- These dorms have been very well received by the occupants

East Village Expansion (Phase I)

Details:

- Location on vacant lot on East Village site
- Modular construction occurring offsite now
- Planned occupancy summer 2023
- 148 beds in single and double room configurations with private cooking and bathroom facilities



The Rental Market in BC

Average Rent and Annual Change in Average Rent for Condo and Rental Apartments by Bedroom Count, Select Provinces, July 2022



The Rental Market in Kamloops

Format	Median Rent Kamloops (monthly)	Median Rent BC (monthly)	Kamloops vs BC (%/\$)	Yr/Yr Change BC	\$ Change/Month BC	\$ Change/Yr BC
Studio	\$1,425			30%	\$325	\$3,900
1-bedroom	\$1,602	\$1,849	-13%/- \$247	9%	\$133	\$1,596
2-bedroom	\$2,114	\$2,449	-14%/- \$335	18%	\$316	\$3,792

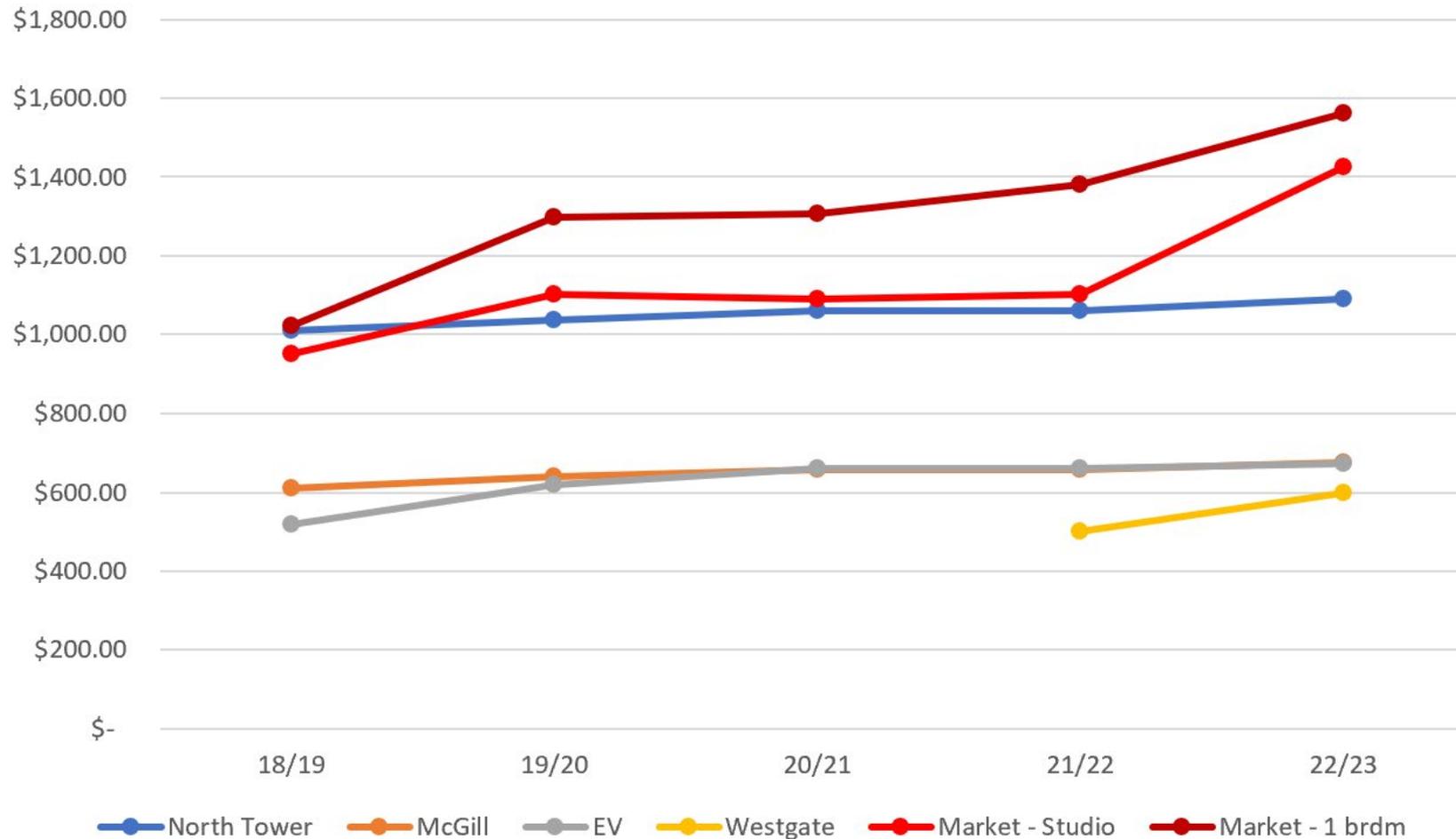
Source: zumper.com

Key Points:

- Kamloops still more affordable than the BC average
- 1-bedroom apartments in Kamloops vs BC increasing by roughly the same annual rate (9% vs 8.6%)
- 2-bedroom apartments in Kamloops vs BC increasing at 5x the rate (18% vs 3.6%)
- Studio apartments seeing the largest overall percentage increase of all format types
- These figures do not include utilities; internet; etc.
- Rental costs outpacing BC inflation rate (8% per Statistics Canada)

TRU vs Kamloops Market

Residence vs Market



Kamloops market rental rates have increased by 50+% since 2018/19

TRU residence rates have increased by 17.7% during that same period

(only 10.5% after market corrections/post renovations)

Scope: An examination of some of the issues impacting the student housing in the city of Kamloops including nuisance housing, migrant workers, social housing and policies related to it, homelessness, shelters and 'living rough', BC Housing policies, rental market impacts from the pipeline project, and temporary housing in the city.

“Significant amounts of these students have shown a willingness to share spaces to reduce cost – including to the point of severe overcrowding within a house or apartment (or a hotel/motel room along Columbia Street in the case of Kamloops). This is not an issue that is unique to TRU’s situation as the same issue is occurring in many cities across the country as the international student population changes at most institutions.”

Suggestions for Campus/Community Collaboration:

- Making West Gate Dormitories successful in the long term **and other such projects** at more reasonable prices will need to be supported by City policies. Such housing can and does work and the fact that it filled shows that it is within the price range of most students **IF they do not also have the options of overloaded housing and/or the chance to get into space that should be held for social housing (without students).**
- City moving towards expanding availability of secondary suites will also create more inventory
- Begin an active and collaborative process/system for open discussion about the housing of students in Kamloops. The University cannot expect the City to take care of everyone that does not currently fit on campus and the City cannot expect the University to house all of its students.
- Incentives for development of housing that is intended for students and young professionals and best combines lower prices, privacy, ability to cook for oneself, and space that allows for studying.
- **Mandatory on-campus housing for certain cohorts of students.**



TRU Housing (image credit - CFJC Today)

HOUSING CRISIS

By Michael Reeve

'We're in the same cycle every year'; TRU students feel Kamloops' housing crunch

Sep 8, 2022 | 4:10 PM

What they've said:

- “For some, living in Kamloops wasn’t even an option **as they’ve been forced to commute** into the city from outlying communities like Falkland”
- “This year, I think everybody who wants to be here is here and has a place even if it’s not the best. But long term, we’re in the same cycle every year on housing and we need to have a long term proactive strategy to get out of it,” stated Lane.

Current situation:

- Residence waiting list of 250 eliminated by Sept 6
- As of end of September, 29 spaces currently available; expecting >2% occupancy in all properties by mid-Sept
- West Gate completely full
 - North Tower (20 beds); EV (5 beds); McGill (4 beds)
- 90 Empty beds fall 2019; 29 empty beds fall 2022

Considerations

- This is not a TRU-specific problem. It's everywhere. The difference is how the issue has been addressed.
- “Affordability” is relative: all residence options are significantly below market rates and competitive relative to other interior universities and yet TRU may have vacancies this fall
- Building more residences is a risky proposition while lower quality, high-density (overly dense), lower priced accommodations are available in the market
- Low costs available in the market trump convenience, safety, quality (for many)
- The cycle is not the same cycle every year but there are two constants (at least since 2017):
 - Demand for low quality, low cost, high-density housing is being accommodated by the market (except in 2021)
 - Residences have yet to achieve 100% occupancy (except in 2021)
- Costs for residence will need to increase in future years. TRU cannot subsidize ancillary operations – they need to recover their costs.
- Housing is an issue that TRU and the City need to tackle together