

Housing Experience Survey Results

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Student in Statistics



The survey

GSA-UW Research Contract on Local Housing Issues (Nick Revington & Amanda McCulley) tabled at GSA-UW Council



Survey closed

WUSA's Housing Survey Report tabled at WUSA Council

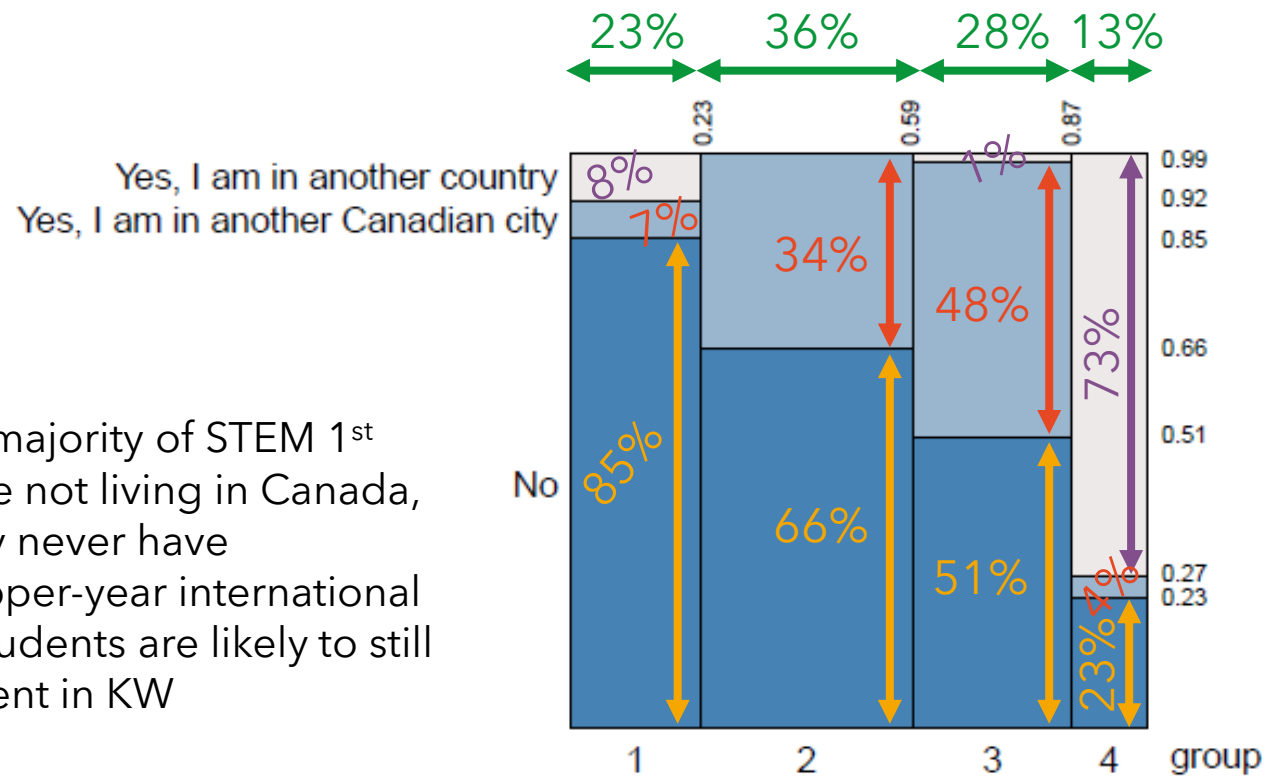
Survey opened

GSA-UW Housing Survey Report tabled at GSA-UW Council

We asked about:

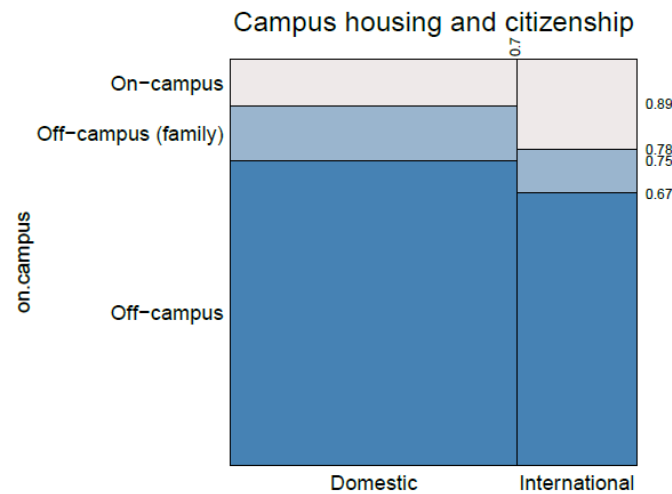
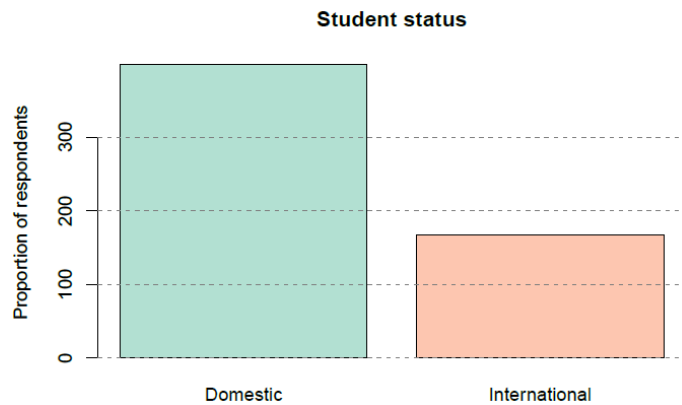
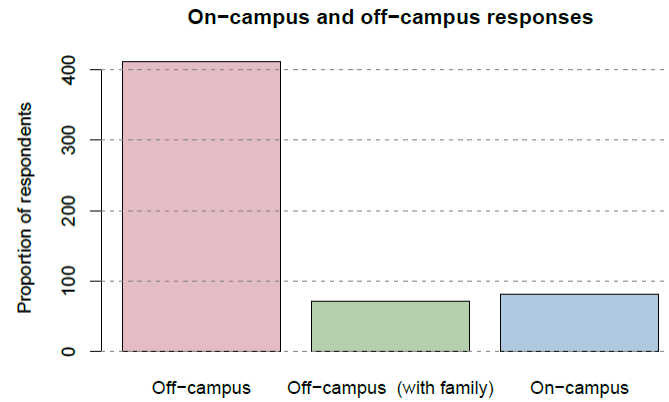
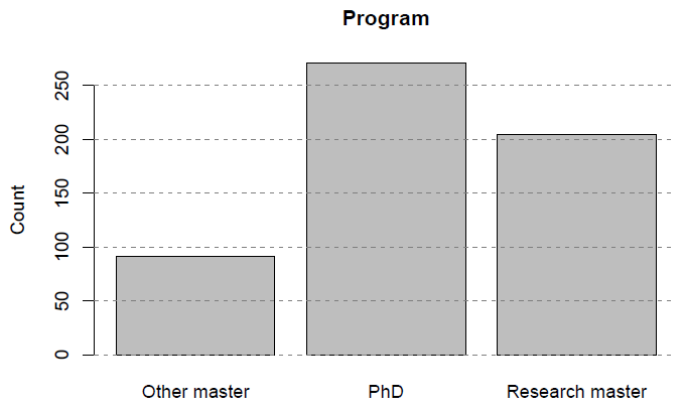
1. Demographics
2. Student satisfaction
3. Student behaviour
4. Stressors

Eikosograms - an e.g., with Residence



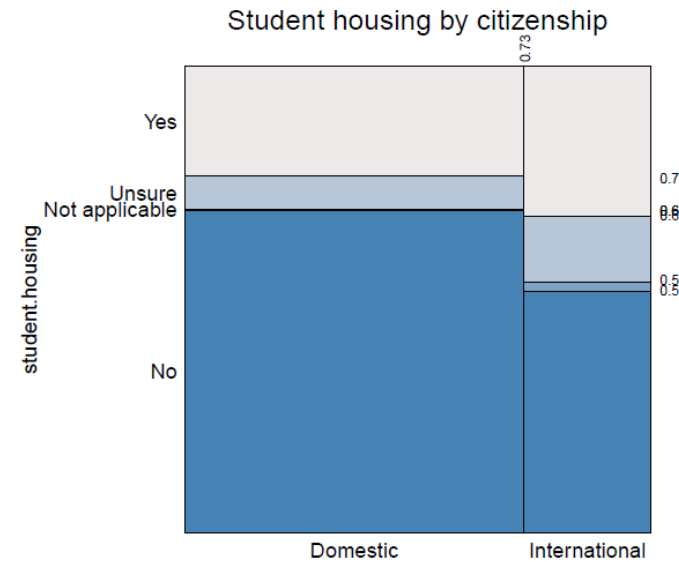
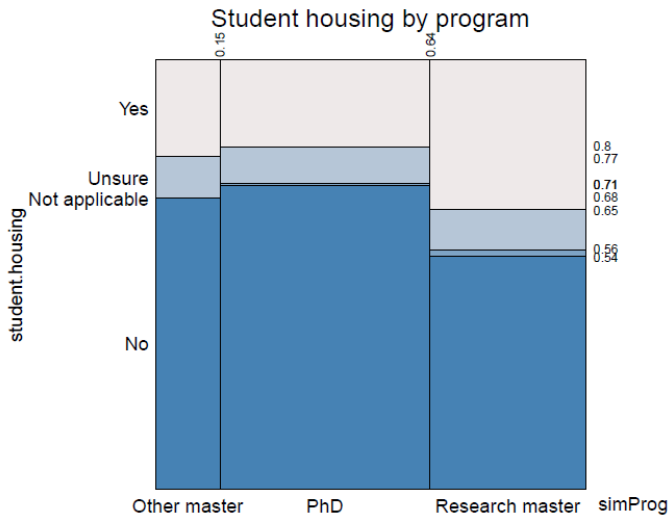
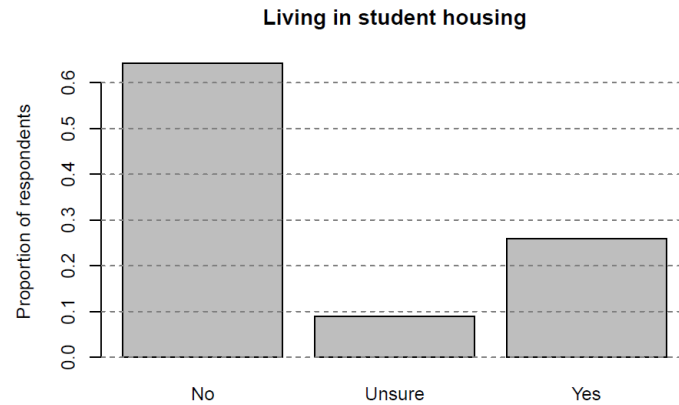
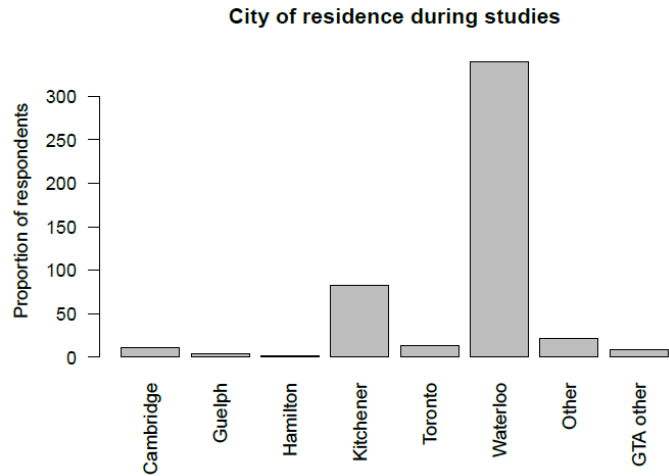
73%: A majority of STEM 1st years are not living in Canada, and may never have
 85%: Upper-year international STEM students are likely to still be present in KW

- Group 1: International, Non-White, Upper-Year PhD Students in ENG and MATH
- Group 2: Domestic, White, Upper-Year PhD Students not in ENG or MATH
- Group 3: Domestic, White, 1st Year Master's not in ENG or MATH
- Group 4: International, 1st Year Master's in ENG and MATH



1. Demographics - 1

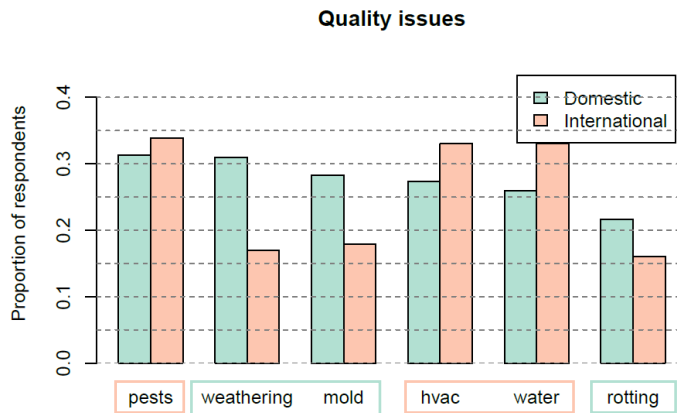
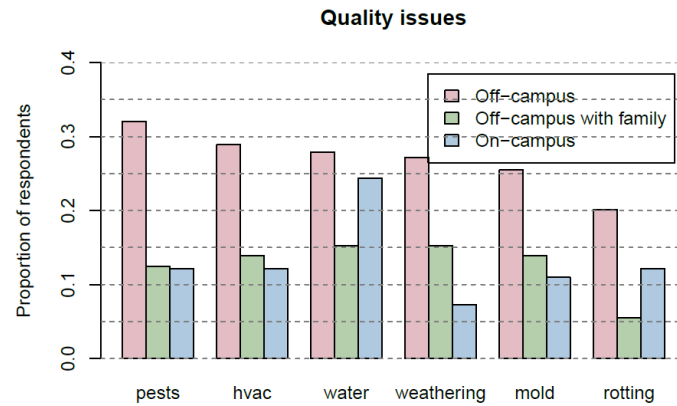
- N = **566** graduate student respondents
- Largest representation:
 - PhD
 - Off-campus
 - Domestic
- Domestic students are less likely to live on campus, but are slightly more likely to live with family than international students



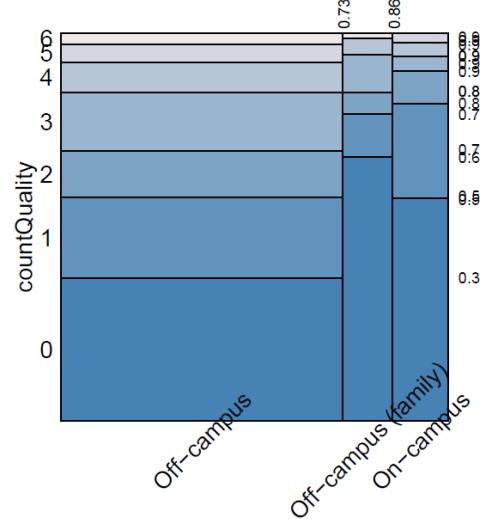
1. Demographics - 2

- Majority of **residence in Waterloo (70%)**, then Kitchener/Cambridge
- Most off-campus students report **living in non-student-catered housing (64%)** (research master's and international)
 - versus in student-catered housing (~25%)
 - Note that international students appear **less familiar** with the distinction
- Most **students rent (80%)** vs co-op, owning, other; with domestic and professional or course-based masters students more likely to own than rent

- Presence of pests such as cockroaches
- Problems with heating and ventilation
- Poor water quality
- Cracks and weathering on exterior of unit
- Mold or mildew
- Evidence of damaged or rotting building materials



Issue count by campus housing

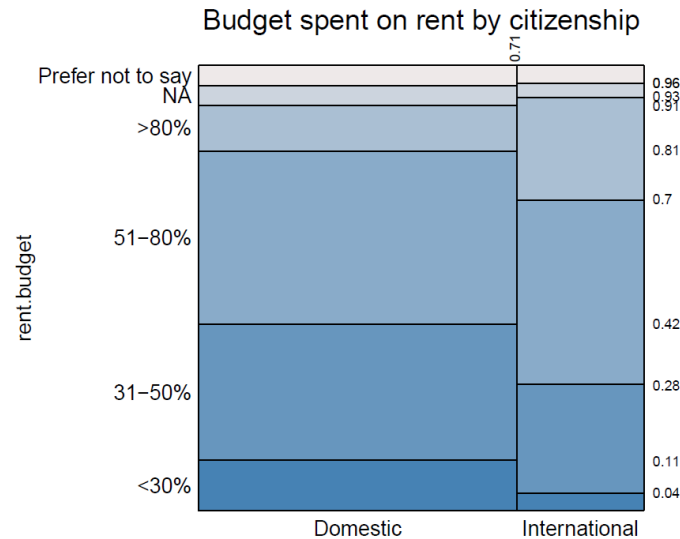
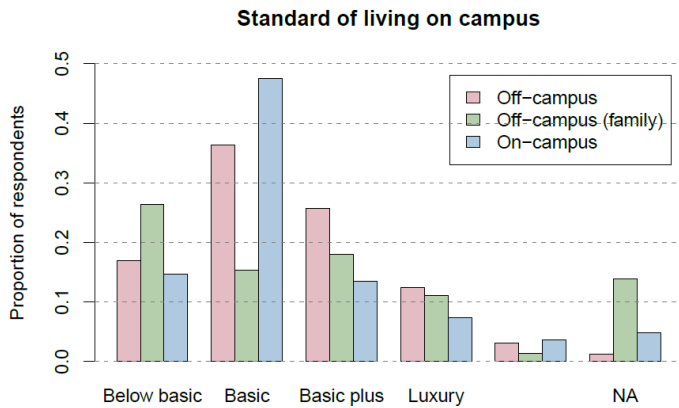
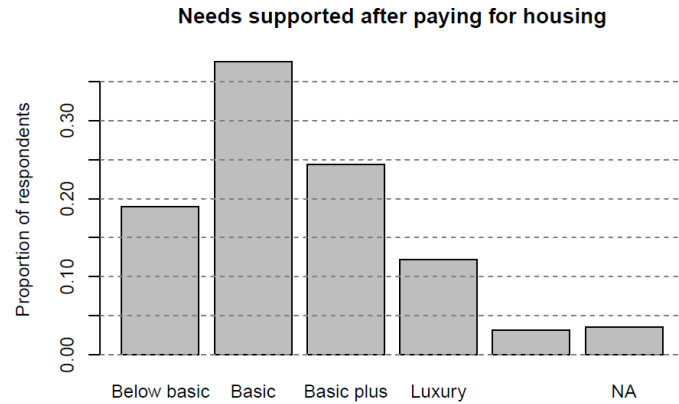


2. Satisfaction - 1

- **Pests and vermin** most common quality issue
- Other maintenance issues (n = 44) include **broken appliances** (n = 11), **plumbing issues** (n = 9) most frequently
- Suggests domestic students tend to choose older housing vs international students

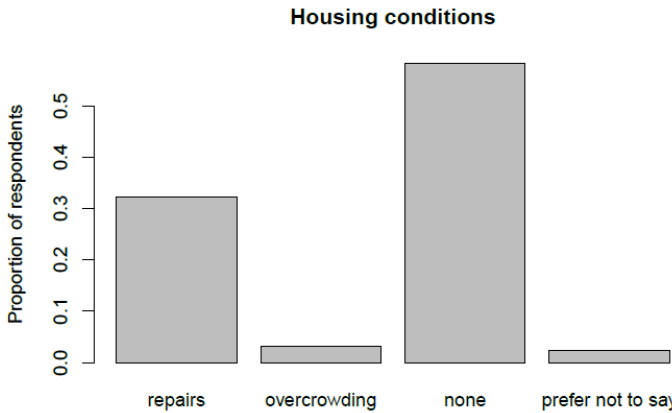
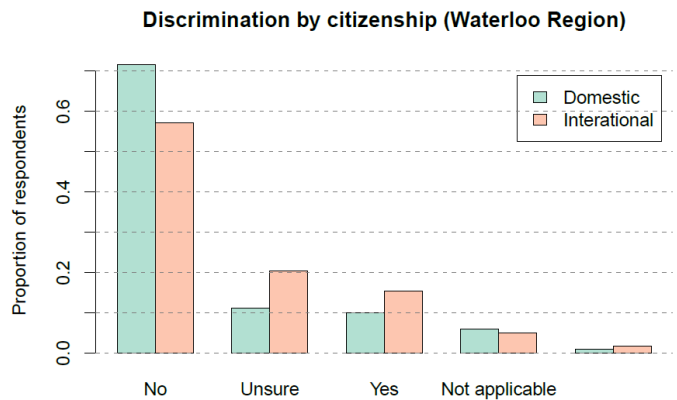
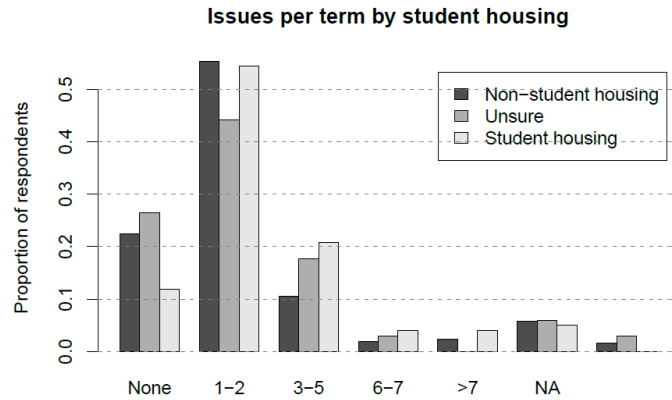
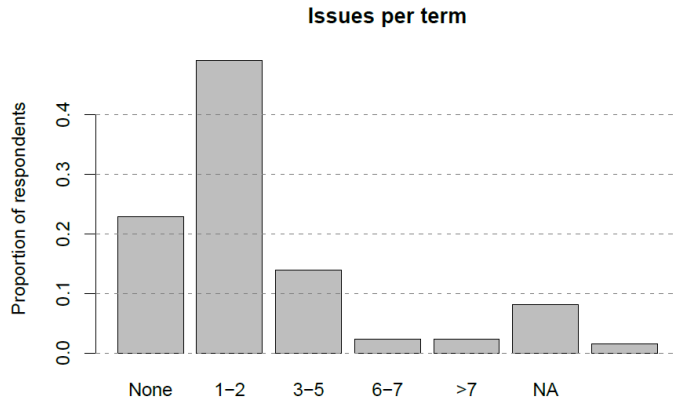
Report at what level students are able to meet their needs after accounting for housing costs:

1. More than enough funds to meet basic needs, unanticipated expenses, luxury items
2. Enough funds to cover basic needs and unanticipated expenses
3. Enough funds to just cover basic expenses
4. Insufficient funds to cover basic expenses
5. Prefer not to say
6. NA



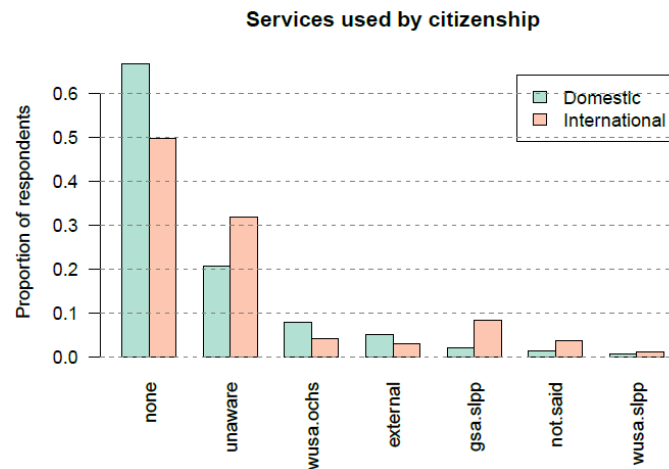
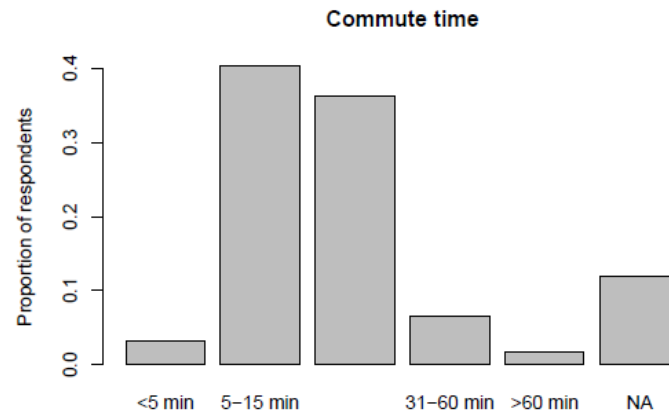
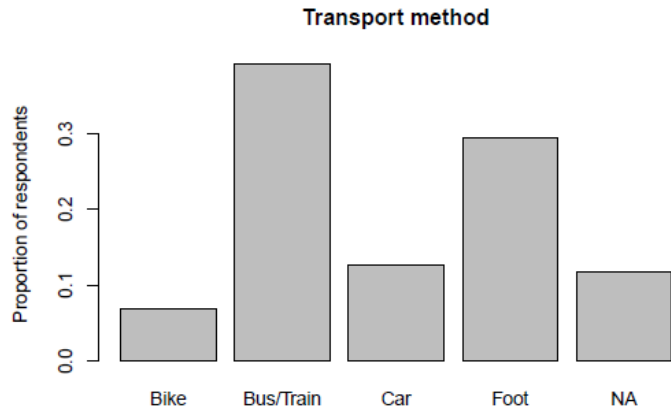
2. Satisfaction - 2

- While most students (70%) report meeting or exceeding their basic needs, **~1/4 of respondents** fail to meet their basic needs after paying for housing
 - **13% of domestic students**
 - **1/3 for international students**
- Breakdown by on- and off-campus housing
 - On-campus: Large plurality are affording a basic QoL after funding their housing
 - Off-campus: more variable in their responses; most commonly report have enough money to meet basic needs
 - **Living with family:** most report NA or fail to afford basic needs
- Proportion of budget going towards rent
 - Correspondence to other related question - spending less of budget on rent = more likely to have enough money to meet basic needs
 - Domestic students (42%) are more likely than **international** (28%) to spend <50% of budget on rent



2. Satisfaction - 3

- Roughly **half of students** experience 1 or 2 maintenance issue every semester, **less than a tenth** experience >5
- Students living on campus were more likely to report no maintenance issues than those **off campus**, and were less likely to experience more than one issue in a semester
- Students **living with family** are less likely to report maintenance issues than other off campus students
- Students living in **student-targeted housing** typically face more issues per semester vs non-student-targeted housing
- **53 students** suspected facing housing-related discrimination due to an aspect of their personal identity
- In the Waterloo Region, both domestic (10%) and **international students** (15%) face housing discrimination, however, the latter are twice as likely to indicate uncertainty over whether they had been treated in a discriminatory manner
- Roughly 1 in 3 students have lived in housing that required ≥ 2 major repairs, one of the definitions of **inadequate housing**



Utilization of different services:

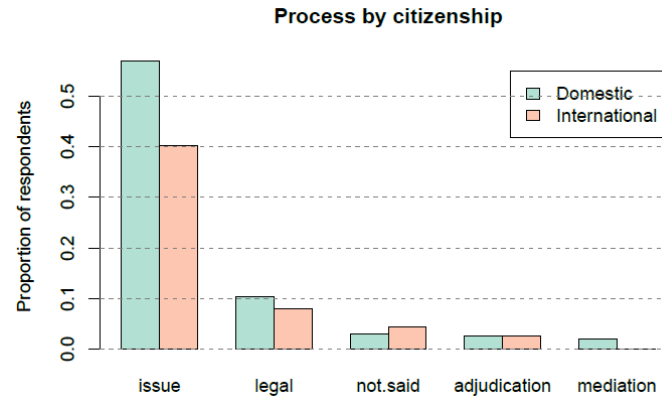
1. WUSA Off Campus Housing Service
2. Studentcare Legal Protection Program
3. External services (Waterloo Region Community Legal Services, the Region of Waterloo Renters Toolkit, etc.)

3. Behaviour - 1

- Largest proportion of students take the **bus or train or go by foot** to campus, and **commute for <0.5 hour**
- Use of services to assist students in housing
 - **Majority of students** are not utilizing any of services
 - There is a knowledge gap between domestic and **international students**, latter is much less likely to be aware of different legal services available to them

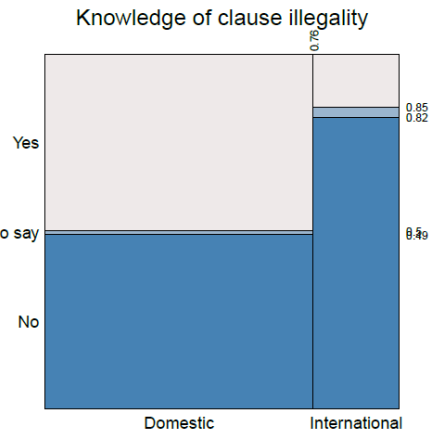
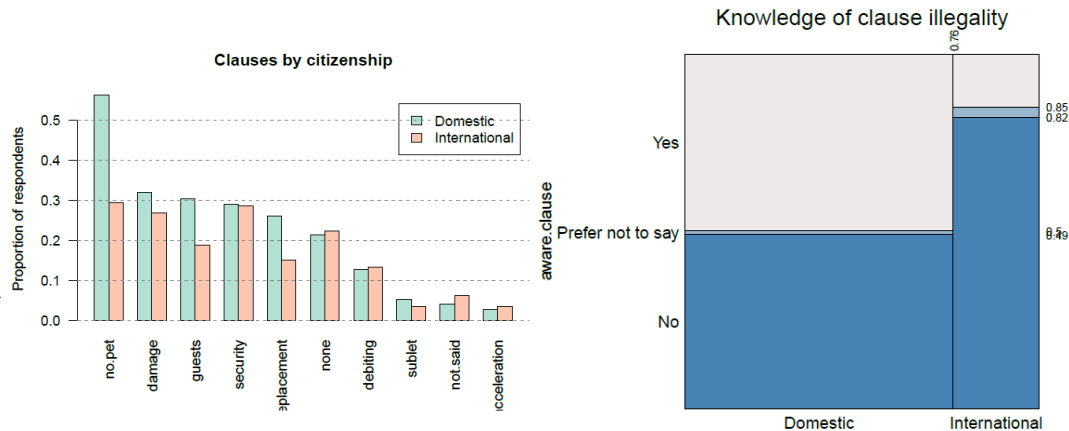
Pursuing legal action due to housing:

1. Discussion to resolve an issue
2. Consultation with legal council or a housing advocate
3. Adjudication
4. Mediation



Which illegal clauses students have signed on a lease:

1. No pets
2. Charging a damage deposit
3. Prohibiting overnight guests or limiting the max. number of tenants
4. Asking for more than a month's rent for the security deposit
5. Charging more than cost for replacement of keys
6. Requiring direct deposit or automatic debiting
7. Subletting a unit for higher than rental cost
8. Acceleration clauses



3. Behaviour - 2

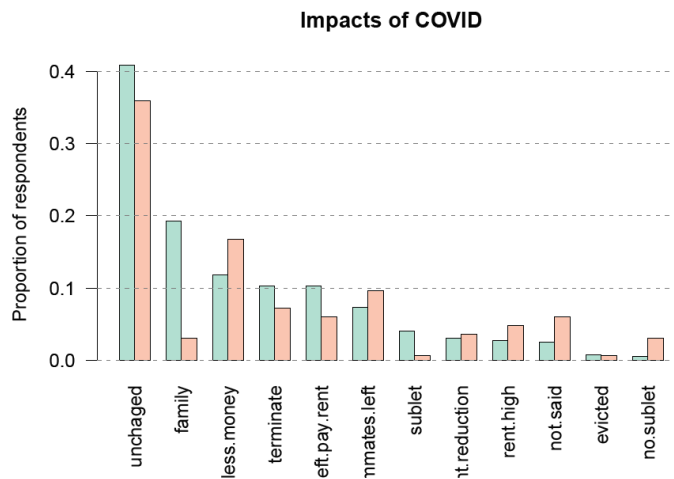
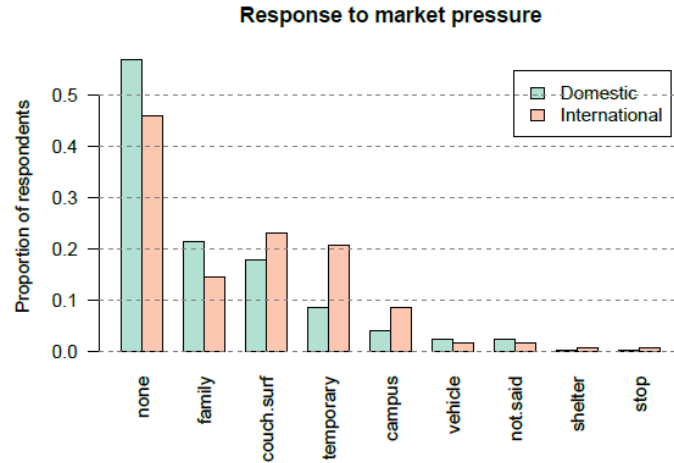
- Dominant process that students have used to address **concerns with their landlords** is the discussion of issues
- However, despite similar housing quality responses for both citizenship groups, **international students** are much less likely to report pursuing these conversations
- Most common illegal clause signed is the **prohibition of pets**; can also see that **domestic students** more likely to have signed leases with illegal clauses
- **International students** are far less likely to recognize illegal clauses than domestic students

Responses to a competitive and limited housing market:

1. Forced to stay with family or a partner
2. Couch surf or stay with friends while between housing
3. Live in temporary housing (e.g., Airbnb, hotel, motel)
4. Forced to sleep on campus
5. Forced to sleep in a vehicle
6. Access to an emergency shelter or housing
7. Stop school

Impact of COVID-19 on housing situation:

1. Moving in with family
2. Reducing money they have for non-shelter expenses
3. Resulting in a lease termination
4. Paying rent despite moving out
5. Causing roommates to leave
6. Allow them to arrange a sublet
7. Causing a negotiated rent reduction
8. Causing rent to increase
9. Leading to eviction
10. Interrupting a planned sublet



4. Stressors

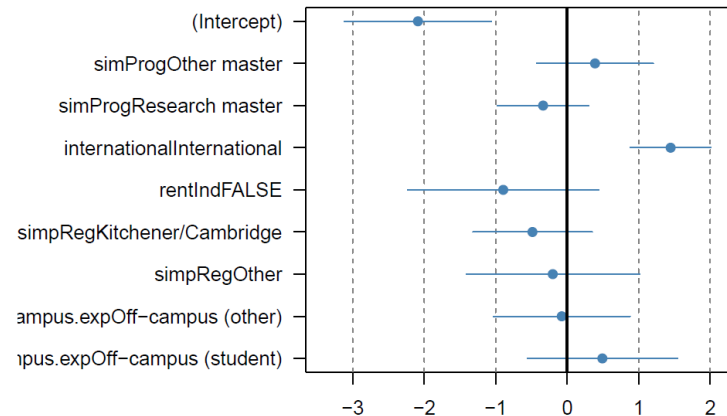
- **International students** are more likely to have faced one of these circumstances over their studies
 - Suggest less robust support networks for these students to fall back upon while searching for or between housing
- **68 students** reported that they ever felt they were at risk of homelessness during their time as a UW student
 - Greater anxiety appears to exist in **international students**
- As a result of COVID-19, **international students** have been more likely to experience a change in their housing situation, less likely to move in with family, and have less money for non-shelter expenses
- **27 students** responded that they were provided with an eviction noticed or asked to vacate by their landlord

Modelling - Focusing on: (1) security, (2) sustainability, and (3) quality of housing

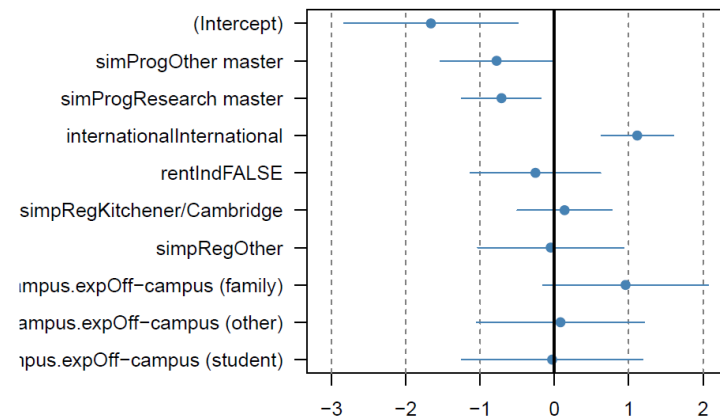
Predictors

- Type of housing (rent vs. own, on- vs. off-campus, student housing)
- Type of student (program, citizenship)
- Student location (region live in)

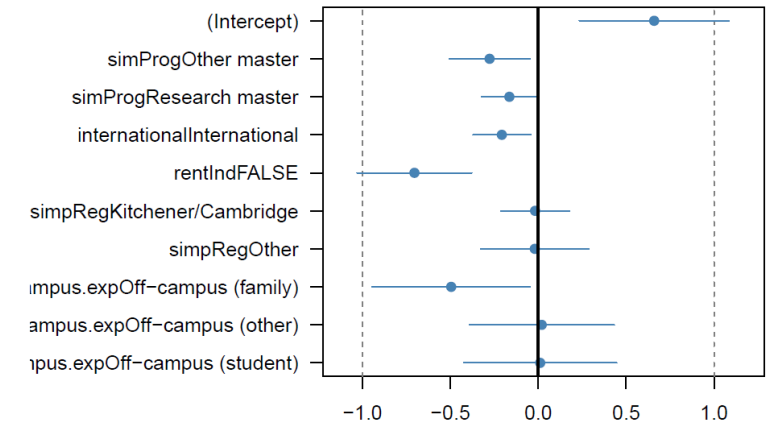
Homelessness Concern Coefficients



Below Basic Coefficients



Quality Complaints Coefficients



Significant predictors:
 (1) international
 (2) PhD students, international
 (3) renting, domestic

Any questions or
comments?

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