

Graduate Students On-Campus Residence Experience

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Outline

- Purpose
- CLV & St. Paul
- Affordability
- Availability
- On-Campus Experience
- Living On-Campus amid a Pandemic
- Pros & Cons
- Recommendations and Final Thoughts

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Purpose

Graduate Students On-Campus Residence Experience research mainly focuses on living on-campus experiences for graduate students and families.

Graduate Students & Families

- Columbia Lake Village (CLV) > Only CLV is run by Campus Housing
- St. Paul's University College (St. Paul)
- Off-Campus

Columbia Lake Village

- 430 beds for Single Grads
 - CLV North 2 Beds
 - CLV South 4 Beds
- 82 town houses for families
- Just beside the Columbia Lake Village
- 2.5 km away from the main campus
 - Free Shuttle between CLV and Campus



St. Paul's College

- St. Paul's apartments are available to graduate students, post-doctoral fellows, and visiting professors at uWaterloo
- Apartment Style
- 1 & 2 Beds private apartments
- Suites
- Discount for people who rents for 3 terms



AFFORDABILITY / CLV

Single Room in a Town House	Fall	Winter	Spring
CLV South 4 beds	\$3,832	\$2,554	\$2,554
CLV North 2 beds	\$3,192	\$3,192	\$3,192

Entire Town House	Monthly
CLV North (Families / 2 Bedroom)	\$1,306

According to Zumper, a real estate company, and Numbeo, the cost of renting a one-bedroom apartment in Kitchener is about \$1400 per month. The average 1-bedroom rent was around \$1047 in 2016. This illustrates the increasing cost of living the university students must challenge with.

BUT THERE IS NO AVAILABLE TOWNHOUSE

Average Rent in Waterloo, ON and Cost Information. Zumper. (2021). <https://www.zumper.com/rent-research/waterloo-on>.
Cost of Living in Waterloo (2021). <https://www.numbeo.com/cost-of-living/in/Waterloo>.
Zumper, 2021.

AFFORDABILITY / ST.PAUL

Unit Type	Rent	
1-Bedroom Apartment	\$1,297 per month	
2/2-Bedroom Apartment	\$1,633 per month	
	If you rent 3-terms per room	Regular Rate for 2-terms contract per room
Economy Suite	\$3,200 per person per term	\$4,782 per person per term
2-Bedroom Suite	\$3,361 per person per term	\$4,930 per person per term
3-Bedroom Suite	\$3,200 per person per term	\$4,782 per person per term
Private Room (with bathroom, microwave and bar fridge; access to the shared kitchen)	\$3,361 per person per term	\$4,930 per person per term
*There are three terms in one academic year at uWaterloo: Winter, Fall, and Spring: each is 4 months long.		

AFFORDABILITY / On-Campus Accommodation Fees Across Ontario

- University of Toronto

Types of Room	Monthly
Regular Single Room	\$1,203
Premium Single Room	\$1,344
Double Room (Two same-gendered occupants in a large bedroom)	\$920

- Laurier

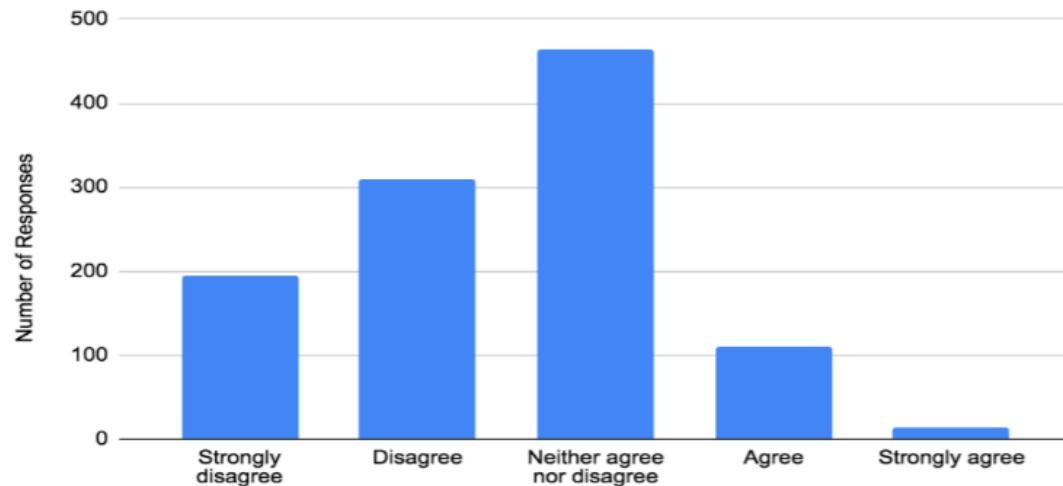
Dormitory Style	Per Term		Dormitory Style / Semi-Private	Per Term
Single Room	\$3,235.88		Single Room	\$4,056.80
Double Room	\$3,235.88		Double Room	\$4,056.80
Apartment Style	Per Term			
Ensuite* Single Room	\$4,558.54			
Regular Single Room	\$3,687.83			
* Ensuite room includes a private bathroom inside the room and a shared kitchen.				

- Western University

Types of Room	Monthly
1-Bedroom Apartment	\$1,044-\$1,118
1 room in 2-Bedroom Apartment	\$1,060-\$1,148
Please note that furniture is not included in this rate. Upon request of furniture service, an extra fee will be implemented on top of these rates.	

“Competitive Price Does Not Mean An Affordable Price”

Affordability of On-Campus Housing



- Laurier’s regular single room is \$143 more expensive than CLV North’s regular room.
- University of Toronto’s (UofT) regular single room price is \$405 more expensive per month than CLV North.
- Even though uWaterloo Campus Housing provides competitive prices, uWaterloo students think these prices are not affordable.

Woodnote Co-Operative Apartment

This co-operative student housing could be a great example for the uWaterloo housing case. This development is done by a non-profit developer and offers below-market-rate along with secure and quality service for students from Concordia.

Woodnote Cooperative. 2018. <http://woodnote.coop/>

Neighborhood Parc-La Fontaine, Montréal			Woodnote Co-Operative Apartment	
Unit Type	Median Rent		Unit Type	Starting Rent
1 bed	\$1,341		studio	\$737
2 beds	\$1,672	vs	2 beds	\$1,158
3 beds	\$2,700		3 beds	\$1,326
4 beds	\$2,600		4 beds	\$1,816

Going Forward



Availability

Putting affordability besides, uWaterloo Campus Housing is not available when students need a home.



CLV at Glance

If students are lucky to reserve their places, CLV offers different types of supports.



Living On-Campus During a pandemic

Pandemic does not happen often. But once it happens, your location is important.

AVAILABILITY FOR FAMILIES

Spring 2021	# of Town Houses	Currently Occupied	# of Families on Waiting List
CLV North	82	82	108

AVAILABILITY FOR SINGLE GRADUATE STUDENTS

	Graduate Housing								
	F18	W19	S19	F19	W20	S20	F20	W21	S21
Available bedspaces	378	374	232	458	460	192	430	430	430
Occupancy	380	376	212	462	294	177	293	337	196
Applications Received	714	497	420	830	642	517	655	512	354

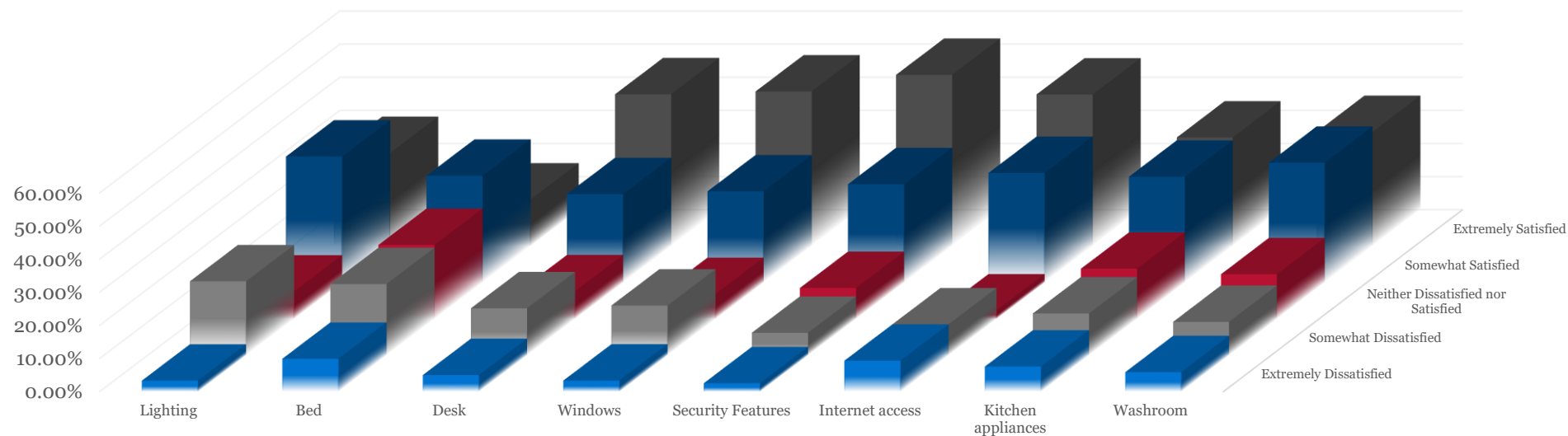
CLV AT GLANCE

Community Support, Amenities, & Events

AMENITIES

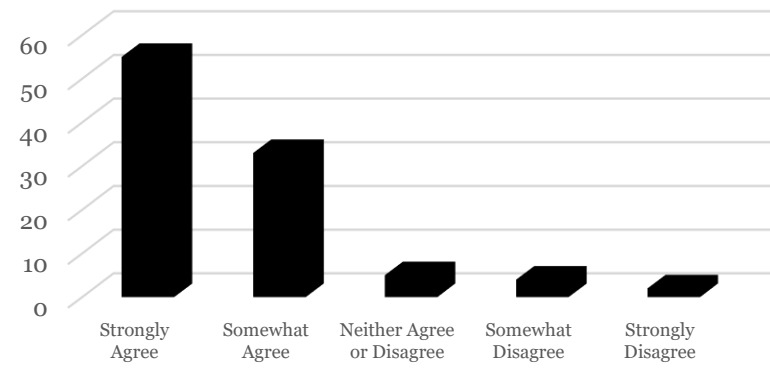
- ❑ For single grad students, rooms are being rented furnished; however, family townhouses come unfurnished. Fridge, oven, and vacuum cleaner are provided by CLV to all houses. While units at North have their own washing and dryer machine, units at South use a common laundry room at CLV Community Centre.
- ❑ According to the Campus Housing survey, students living at CLV are quite satisfied with the physical amenities. Only “bed” has less than 50% satisfaction rate. Security features such as door locks have an %80+ satisfaction rate. Internet access is among the best services; however, it also has 10% of extremely dissatisfaction. We conclude this data as the problem about internet access at CLV is specific to a location. In that specific location, students are having problems accessing the internet, but the rest of the community has no problem with the internet.

OVERALL SATISFACTION OR DISSATISFACTION OF THE PHYSICAL AMENITIES AT CLV

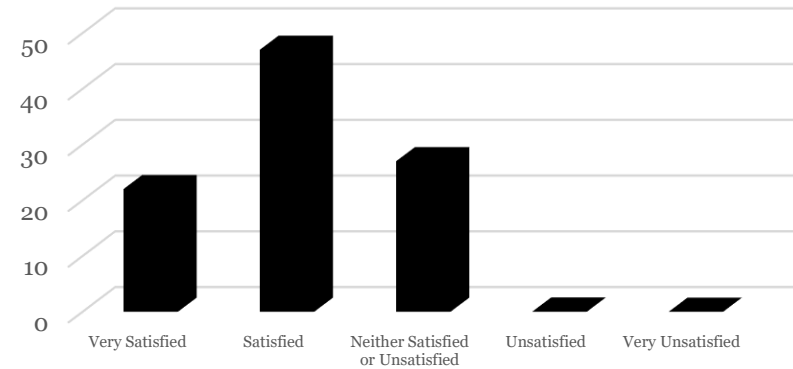


LIVING ON-CAMPUS DURING A PANDEMIC

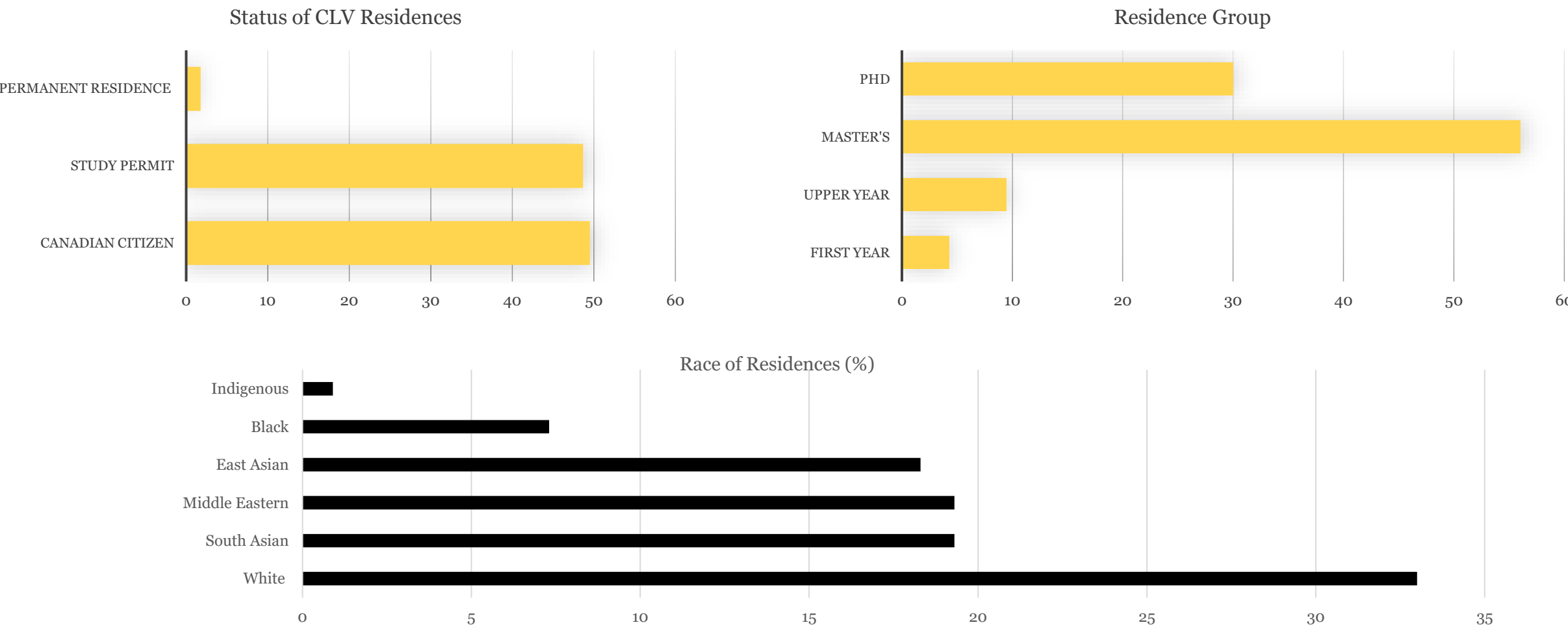
How much do you agree or disagree with the following statement? I made the right decision to live in residence during the COVID-19 pandemic. (%)



In general, how satisfied or dissatisfied are you with Campus Housing's physical changes to your residence spaces to help stop the spread of COVID-19? (% n:118)



Demographics of Columbia Lake Village



PROS: LIVING ON-CAMPUS

- Q Easy and Safe Application Process
 - Q Safe and Organized Neighborhood
 - Q Community Support
 - Q Lower Deposit
 - Q Friendly Management
 - Q Great Price For families : If They are Lucky
-

CONS: LIVING! ON-CAMPUS

- Q Not being able to live on-campus (Waiting List)
 - Q Internet Connectivity Problem for Several Units
 - Q 4 beds & 1 bath Ratio for CLV-South
 - Q Location compared to other on-campus residences
 - Q Lack of A/C
 - Q Water Quality & Garbage Collection
-

Our Humble **RECOMMENDATIONS**

UWATERLOO

- Identify the Units That Have an Internet Coverage Problem
- Garbage Bins and Sorting
- Expand Campus Housing and Lower the Prices
 - Free Parking for Students
- Better Signage For Drivers Around Playgrounds
- Graduate Families Council
- Interactive Dashboard Showing Daily Updated Available Rooms/ Townhouses



GSA

- Clear Communication with Graduate Students about Housing
- GSA Advocacy on Affordable and Available Graduate Housing
- Stakeholder Management

	Graduate Housing								
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Single Grads

- Columbia Lake Village may look like a good option for people coming from another country or region and do not know a lot about KW. These people may take advantage of the easy and secure application process that CLV is providing for students
- They have to be fast due to uncertainty around the available rooms for single graduates. If they apply late, they may not find an available room.
- If you decided to live on-campus, do apply as soon as you get your offer!

Graduate Families

- Graduate families theoretically have an option to live on-campus at CLV in their first year, but practically they do not. First-year families must find an off-campus alternative before coming to Waterloo. However, if the family's intention to stay in KW longer than a couple of years, they should strongly consider righting their name on the waiting list **as soon as possible**

FINAL REMARKS

- There is no doubt that Canada is going through a housing crisis, and this affects students the most. We now started to talk about student homelessness. The rising cost of housing leaves students to live in undesirable and overcrowded places. Campus Housing should not only try to provide a competitive price for the students because the market that they are competing in is already far from affordability.
- GSA and WUSA could act as the pioneers and push the university to create a vision for affordable housing development for uWaterloo students. If uWaterloo leaves housing market to for-profit companies, we may see a continuous rise in the prices, and it may affect students' academic performance as well.
- uWaterloo Campus Housing has the potential to create real value for students, and they have already shown that they could provide a high-quality and competitive service for the them. However, there is a lack of available housing and according to the majority of students, existing housing is not affordable. Being competitive amid a housing crisis is not enough to create real value for students. The University of Waterloo has the ability to create partnership with the stakeholders to develop affordable units for within the University's borders.

UNIVERSITY OF **WATERLOO**



**HAS THE POTENTIAL TO PROVIDE AFFORDABLE AND AVAILABLE
ACCOMMODATION TO THE STUDENTS**