

# MOTION REGARDING THE CREATION OF AN AFFORDABLE STUDENT HOUSING FEE 2020-02-13

Submitted for: 2020-02-13

<b>Submitted to:</b> SSMU		egislative Council	Document no.:	LEG-PU	B-MOT-2020-02-13-005	
Moved by:	Adam Gwiazda-Amsel Vice-President (External Affairs)		Current Status:		FOR APPROVAL APPROVED POSTPONED	
Seconded by:	Maxine Wu Science Representative to SSMU			☐ COMMITTED ☐ NOT APPROVED		
		In pursuing a housing construction, a vast majority of the funding will be secured from external sources such as the City of Montreal and a loan from the CMHC. These funding sources, however, will only move on the project once land and a solid plan have been ensured.				
Background and Rationale		L'Unité de travail pour l'implantation de logement étudiant (UTILE) is a non-profit service provider that specializes in building design and in fundraising for student housing. Since 2014, they have consulted with the student body through associations and direct surveys, studying the conditions necessary to create affordable housing that would be suitable to a McGill population.				
		The need for secure, affordable housing for students is particularly high. Vacancy rates are below 3% in areas populated by McGill students, giving landlords an enormous amount of negotiating power when negotiating leases and lease changes. This means students are overcharged and otherwise exploited.				
		a target of 300 units and	d other qualities	attached	ing project with UTILE, with d in a draft term sheet. ay off the mortgage, and	



#### Office of the Speaker | Bureau du président du conseil

Tel: (514) 398-6800 | Fax: (514) 398-7490 | speaker@ssmu.ca 3600 McTavish St., Suite 1200, Montréal, QC, H3A 0G3 Located on Haudenosaunee and Anishinaabe, traditional territories

then put into a fund for a future project. Every apartment building UTILE builds actually makes it easier for the next one to be built, and so this fee will ensure an infrastructure for future housing projects.

### Alignment with Mission

In our mandates of accessibility and sustainability, affordable housing must be given attention. The economic well-being of students cannot be guaranteed on an open market that is increasingly experiencing shortages in vacancy rates, particularly in areas with a high density of students (Plateau, Milton-Parc) where landlords are aware of the exploitability and vulnerability of this population.

#### Consultations Completed

In 2017, a survey was distributed to the student body to assess their housing priorities. A further survey has been in circulation this year to refine those priorities. The term sheet of the construction project roots itself in these recommendations.

An open consultation was conducted with the Legislative Council at its first meeting of the Winter semester regarding the relationship with UTILE altogether. A town hall was then held on 27 January 2020 to present the framework proposed by UTILE as well as the recommended building plans. Finally, the Vice-President (Finance) was consulted with regard to the appropriate amount to be charged to students.

#### Risk Factors and Resource Implications

The fee will pass through the accounting department and thus require some amount of administration, as is true of every fee. Other risks such as cost overruns are being assumed by UTILE, guaranteed by way of contract.

## Sustainability Considerations

The project ensures social and economic sustainability. Additionally, the term sheet includes environmental considerations like LEED sustainability and a prioritization for geothermal heating.

#### Impact of Decision and Next Steps

If approved, this motion will mandate Elections SSMU, supervised by the Governance Manager, to include the question below on the Winter 2020 referendum.

# SSMU

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Motion or Resolution for	Be it resolved that the SSMU add the following question on the Winter 2020 referendum:  "Do you agree to the creation of a non-opt-outable fee of \$6.53 reserved for the promotion of affordable student housing through construction of housing units and promotion of housing information, with the understanding that a majority "no" vote would result in the non-existence of SSMU Affordable Student Housing?				
Approval					
	Be it resolved that the section "Background and Rationale" be included in the ballot question.				
Results of the	☐ In favour (10) ☐ Opposed (4) ☐ Abstain (4)				