

# Co-op presents B o G with housing proposal

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 ever for several years the indications of the need have been quite open and unobscured.

I will make a case for the project which you have been presented by answering three questions.

Why should the University endeavour to take action in the student housing area?

I will answer this by presenting the present situation. Outside developers and entrepreneurs have to this date shown that they cannot present accommodations without a large increase in rent structures to above the existing average cost.

Although prices are substantially higher in the projects built adjacent to campus the accommodations are picked up quickly due to a housing shortage in Fredericton.

University policy or lack of it on housing at present is only a vehicle which pours more money in excess profits into city entrepreneurs, increases student loans, and makes University education less feasible economically.

As accommodation is opened by entrepreneurs not only is it more expensive but it is less University oriented and farther from campus. This breaks up the University "family" and decreases the ease of operation of the University as an educational facility. Parking of the increasing number of cars on campus is enough of a problem to require a second look at housing needs.

The University has the land to further develop a co-ordinated housing base on campus. It's neglect of this now will

only increase it's problems in the future. It's problems are not only those of administration but of the whole University community, students especially.

Many Students now: a) are paying ridiculously high rents.

b) are moving from one friends place to another because they can't afford to find suitable accommodation (this is a new phenomenon this year and is extensive).

Next year unless some policy or action is taken the situation will be worse and the finger should only be pointed to those who could have done something.

Why should the Co-op project be accepted to partly fill the housing need?

I have often been asked about Co-op expansion by University officials and have made the point that the Co-op does not expand for expansions sake. I have said to persons in the administration that we do not care who builds the needed housing (Co-op, entrepreneurs, UNB, SRC etc.) as long as 1) it is done competently 2) It is as inexpensive to the student as possible and 3) provides as many different facilities for the student life as possible.

So in answer to the above question I have to answer: because we can do it well, and because we are ready.

The Co-op at present administers a budget of \$525,000 and provides accommodation and food for over 560 persons (men, women, and children). On top of this it has administered summer projects of approximately \$50,000 varying from the Youth Hostel to the

Anti-Litter Squad. In making the drastic change from a \$45,000 operation to its present position and carrying out necessary adjustments, the Co-op has, I feel, pointed to itself as the only group on campus ready and capable to meet the Sept. 72 housing need.

If there are others I have not considered, the University should choose the most feasible group. The provision of adequate inexpensive housing is most important, more so than who does it, as long as student participation exists.

Once again, since the University has an over abundance of land it is only sensible that University land be used to keep rent costs down.

What decision is requested from the Board by the Co-op?

It is requested that the Board of Governors approve in principle the project which is presented here today and in so doing authorize the use of that requested plot of land, between Montgomery Street and Priestman Street, for the construction of the project.

In the accompanying hand-out two plans of application are presented to the University and it is noted that the Board of Directors of the NBRC Ltd prefers the latter.

We therefore request that the Board of Governors empower its Executive to negotiate details of the Project with the Co-op and Eastern Management Ltd. and when such details are complete to the satisfaction of the executive that the executive are empowered to commit the University to the project through the contracts required for Mortgage application etc

Over the past few months the N.B. Residence Co-operative Ltd. has been developing a project for presentation to the University, in recognition of what in considers a poor housing situation.

The following are details of the proposed project:

1. No. and type of apartments: 13- bachelors; 62- one bedrooms; 73- two bedrooms

2. Type of Construction: Ballroom frame and brick veneer with sound reducing type partitions between apartments, corridors and floors. National building code is a minimum guide for the construction standards and where possible or necessary will be exceeded.

3. Included in each apartment: appropriate number of bedrooms, individual thermostats, kitchen, dining area, living room with window seat, full bath, storage locker, stove, fridge, fans in kitchen and bath, and curtains; CHSR, and television hookup.

4. Other facilities included in the project: Public wash-rooms, Lobby & Mail Rooms, Study Rooms, Laundry Rooms, Small Meeting Rooms, Janitor Rooms, Large Meeting Room, Vending Machine Rooms, Child Day Care Center, Association and

Community Storage Rooms, Music Listening Room, Lounge, Office and much unassigned space for future needs and activities.

5. Cost of the Project - 1.7 million

6. Included in the Contract price:

- a) complete design and site work
- b) architectural work drawings
- c) specifications as agreed by owner
- d) actual construction
- e) liaison between CMHC
- f) complete financing provided by contractor
- g) funds for local architect
- h) services from Montgomery Street

7. Financing: there are two possible methods of financing.

- a) The University lease the required land to NBRC for 60 years and the NBRC Ltd. apply for the mortgage.
- b) The University apply for the mortgage and receive the ownership for the Project which would be leased to the NBRC or managed by them under a management agreement.

(The NBRC Board of Directors has expressed its decided preference for the latter arrangement specifically because of the undecided nature of the tax appeal for the existing project.)

## Admission Board

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 program would be necessary. He said that this would be so because if there was a scholarship available to football players, hockey would want one, as would all other sports represented at UNB.

D.C. Blue stated that the board had made certain changes last year in entrance require-

ments. UNB now accepts students having their Grade 12 from all provinces except Quebec, where only Grade 11 is required. Also, students aren't accepted into second year unless they are from Ontario and have their Grade 13. He further said that there have been no changes made or planned for the immediate future, concerning admission.



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