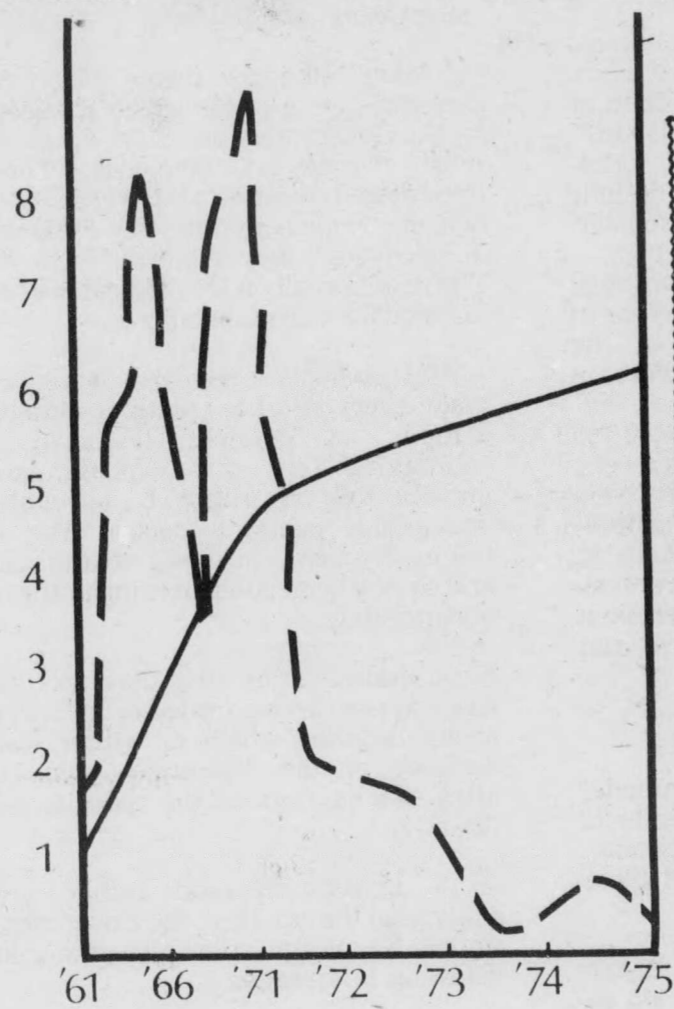


The HOUSING CRISIS & YOU!

New student housing & enrollment



The student housing problem is not restricted to Fredericton alone. The National Union of Students reports that the student housing crisis hits campuses across the country every September but disappears when students drop out or accept minimal accommodation.

With the new hospital opening this year on Regent Street, students will definitely be competing for adequate housing with new hospital personnel moving into the area. This competition will result in students having difficulties in finding adequate apartments and rooms close to campus.

The situation is compounded with the passage of the Residential Rent Review Act which was passed early this year and provides for strict control of rent increases. Rooms are exempted from the Act and Bynon Moore of the Regional Assessment office in Fredericton feels landlords may subdivide apartments into rooms to avoid falling under the Act.

The student housing situation is no one's fault. The problem affects students across Canada and is part of the housing crisis presently facing the country. In a National Union of Students pamphlet called "the

Housing Crisis and You", it states that there was a 25 percent decline in the number of expected housing starts in 1975. The vacancy rate in metropolitan areas was 1.8 percent and in some cases the rate was negligible, especially when students returned to campus.

But the main question is - what is UNB doing to improve and eventually eliminate the present student housing problem?

The housing committee recommended in its report to the board of governors that UNB should operate housing for at least 40 percent of the student body. At present UNB houses 29 percent of the total enrollment, a decrease from the 33 and 35 percent it housed in 1972 and 1973.

The committee proposed short and long time measures to reach the 40 percent goal. Short-term measures would include the leasing of accommodation adjacent to the campus for 200-300 students and the improvement of the present transit system in Fredericton. Long-term measures would provide accommodation for an additional 500 students through the construction of an apartment complex similar to Memorial University's Burton Pond complex or a

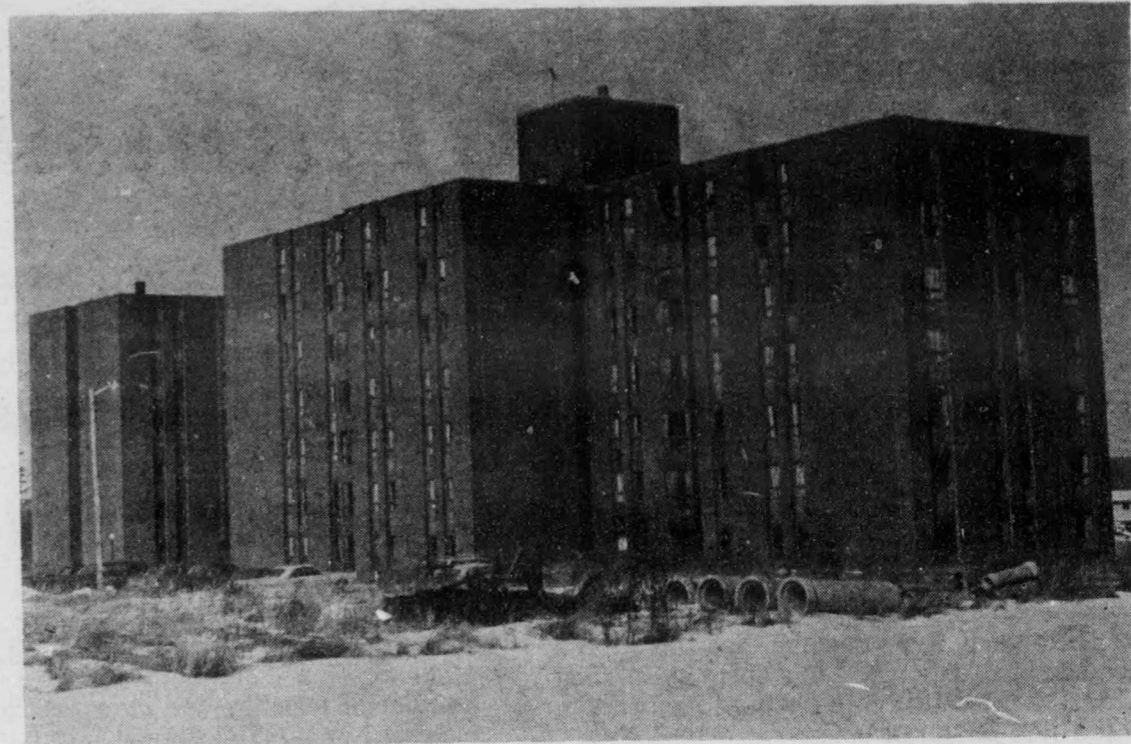
high-rise. Another long-term measure was to purchase apartment buildings close to campus until the 40 percent target was reached.

The difficulties in implementing the housing proposals lies partly in the state of the university's finances. With government restraints on university subsidies in the province, UNB can just no longer afford to operate student housing at a deficit.

James O'Sullivan, vice-president of finance and administration, stated that the operating deficit of the residences this year was \$285,000. With the \$250 dollar increase in residence fees for next year, that deficit will drop to \$208,000. The only university-owned accommodation which nearly broke even was McGee House on Montgomery Street.

Much of the deficit was incurred because of the room vacancies during 4 months of the year. McGee House does well financially due to a very good occupancy rate (91 percent last year) during the summer months and no meal service.

O'Sullivan emphasizes that any long-term commitments to housing must be economically feasible and easily saleable should



Trouble with rent?

There is some indication that some landlords and landladies are subdividing apartments to avoid falling under the Residential Rent Review Act.

If you believe this is happening, or if an owner raises room rents to an unreasonable level (rooms are exempt from rent control) write down your complaint and send copies of the letter to the following two people:

Mr. John Williamson
Executive Secretary
Prices and Income Bureau
Dept. of Finance
Centennial Building
Fredericton, N.B.

Mr. Elmer Clark
Rental Review Officer
231 Regent St.
Fredericton, N.B.

Assurances have been given that the matter will be looked into promptly.

Do not hesitate to call any Regional Assessment or Rent Control Office for clarification of whether your living space can be classified as an apartment or room. The Rent Control office has reported cases of students whose living space changed in classification from room to apartment in order to avoid increased rents.

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