

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
December 5, 2013
Report of the
General Manager

HARMONIZING TENANT PARKING CHARGES ACROSS HOUSING YORK INC. PROPERTIES

1. RECOMMENDATION

It is recommended that:

1. The Board of Directors approve Housing York Inc.'s proposed parking harmonization strategy as per *Attachment 1*.

2. PURPOSE

This report recommends the implementation of a parking harmonization strategy over a two year period and establishes a standard approach to tenant parking charges across the Housing York Inc. (Housing York) portfolio. Currently tenants at some buildings pay for parking while others do not.

Harmonizing parking charges will eliminate this disparity while improving services for tenants who use parking facilities.

3. BACKGROUND

Housing programs delivered since the late 1980s include parking charges as part of the business model

Buildings in Housing York's portfolio were constructed over a 50-year period under multiple funding programs with different parking charge practices. Since the late 1980s, housing programs have included parking revenue as part of their business model to improve the operating viability of buildings. The provincially prescribed funding formula for the Provincial Reform portfolio requires Housing York to generate parking charge revenues. As Service Manager, York Region requires housing providers to generate reasonable parking revenues within their communities. Incorporating parking revenue into operating budgets is standard practice in new construction programs.

Buildings constructed under the public housing program need to be harmonized to ensure equity for tenants

Public housing buildings were built in the 1960's and 70's, pre-dating the convention of charging for parking. Updating parking charges will address disparities between neighbouring properties constructed under different programs. For example, in Richmond Hill tenants at Rose Town pay \$25 per month for a parking space, while their Dunlop Pine neighbours receive free parking. By harmonizing parking charges, Housing York will ensure that tenants using parking facilities are treated equitably.

4. ANALYSIS AND OPTIONS

Under the *Residential Tenancies Act, 2006* Housing York may increase rents to implement parking charges

Rent is defined by the *Residential Tenancies Act, 2006* as an amount paid to occupy a rental unit and for any services and facilities that the landlord provides in respect of the occupancy of the unit, and specifically includes parking facilities. Accordingly, Housing York has the ability to implement parking charges.

Community standards support charging for parking

Housing York's proposed parking charges reflect research into community practices and comparisons with non-profit housing providers and private sector landlords across the Region. Three zones have been established that reflect community standards with respect to charging for parking (see Table 1).

Table 1
Proposed Parking Zones and Fees for Surface Parking
at Housing York Properties

Zone	Local Municipalities	Current Range of Charges	Harmonized Charges
South	Markham, Richmond Hill, Vaughan	\$0 - 39	\$25
Central	East Gwillimbury, Newmarket, Aurora, King, Stouffville	\$0 – 25	\$20
North	Georgina	No charges	\$10

*Charges apply to outdoor/surface spaces only; charges for a limited number of underground/covered spaces will not change as they reflect the higher cost of providing garages/covered parking facilities.

The updated parking charges also reflect the cost of providing parking to tenants. On average, it costs Housing York more than \$20 per month to maintain a surface parking space, including snow removal, cleaning and lot resurfacing. This figure excludes related mortgage and property tax costs.

Staff researched the possibility of developing an income-tested parking charge program for tenants receiving rent subsidies. However, comparisons with parking control practices of other non-profit housing providers in Ontario found that tenants generally pay market-based charges for parking regardless of the rent they pay. Administering separate charges for subsidized and market tenants would be complex and could reduce Housing York's revenue by \$30 - \$40,000/per year depending on model chosen.

Public housing tenants who use parking will benefit from improved services

Where offered, parking in public housing properties is currently available to tenants on a first-come, first-served basis. Tenants are not guaranteed access to a parking space at all times, which can lead to conflict among tenants over parking spaces. Under the proposed strategy, Housing York will designate a space for each tenant.

The revenue generated from parking harmonization will cover the cost of increased parking control and enforcement.

512 of Housing York's 2,341 units will experience an increase in parking costs over the two year period, while 209 of the 2,341 units will experience no change or a reduction

Parking charges will be introduced in twelve Housing York communities and existing charges in four communities will be modestly increased. In one community in Newmarket, harmonization will result in lower parking charges for tenants. Where underground or covered parking is provided, tenants will continue to pay the existing building-specific rates. *Attachment 1* outlines the current and proposed surface parking rates by building.

Not all Housing York tenants require parking. Table 2 summarizes the impact of the proposed fee changes on buildings and parking spaces.

Table 2
Impact of Parking Fee Changes

Proposed Action	Number of Properties Affected	Number of Occupied Tenant Spaces Affected	Average Fee Changes
No change (parking charges already in place)	6	176	No change
New charge (excluding townhouse sites)	12	390	New charges of \$10 - \$25/month
Increase of existing charge	4	122	Increase of \$4 - \$5/month
Reduction of existing charges	1	33	Reduction of \$5/month

Tenants in the seven townhouse communities will not incur new parking charges for their first vehicle, as many of these properties have private driveways. Those tenants requiring an additional parking space on site in common parking lots will pay the applicable harmonized rate.

Parking charges will be phased in to minimize any potential impact on tenants

Tenants not currently paying for parking will have charges phased in over a two-year period as part of their annual lease renewal, with approximately half the increase applied initially and the balance one year later. Fee increases of \$5 or less will be fully implemented in year one. Leases with new tenants will incorporate full parking fees as applicable.

Housing York will communicate these changes to tenants through tenant meetings and letters to affected households early in 2014. Changes will be phased in through the annual lease renewal process over two years, and will be completed by the end of 2016.

Link to key Council-approved plans

The proposed parking harmonization strategy supports the Housing York Strategic Plan objectives of *Managing Properties Effectively*, as charging for parking reflects current industry standards in property management, and *Managing Finances Proactively*, as the revenue generated from parking charges will help to cover the costs of improved parking control, maintenance, and administration.

The strategy also supports the York Region 2011 to 2015 Strategic Plan objective of practising sound fiscal management.

5. FINANCIAL IMPLICATIONS

Housing York currently generates about \$150,000 in revenue from tenant parking charges. Updating parking charges will generate approximately \$85,000 in additional revenue and will mitigate future subsidy requests to the Service Manager. The remaining funds will be used to cover the cost of parking control, maintenance and administration.

6. LOCAL MUNICIPAL IMPACT

Housing York provides affordable housing in all nine local municipalities in York Region. Harmonizing tenant parking charges will allow Housing York to enhance the services it provides to tenants by improving parking management practices.

7. CONCLUSION

Housing York's proposed parking harmonization strategy reflects industry standard property management practices and community standards in charging for parking. Tenants will benefit from equitable treatment in paying for services they use, and from better service ensured by designated parking spaces and improved parking control.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager at Ext. 2091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Sylvia Patterson
Assistant General Manager

Adelina Urbanski
General Manager

Attachment - 1

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ATTACHMENT 1

Schedule of Harmonized Parking Charges

Property	Street Address	# of Occupied Surface Tenant Spaces	Current Monthly Rate per Space	Harmonized Monthly Rate per Space
Aurora				
Hadley Grange	16105 Yonge St.	45	\$16	\$20
Orchard Heights Place	55/57 Orchard Heights Blvd.	27	No charge	\$20
East Gwillimbury				
Oxford Village	84 Oakridge Crt.	23	\$16	\$20
Georgina				
East Court*	35 East St.	14 (second vehicles)	No charge	\$10 (second vehicles)
Glenwood Mews*	1-64 Patchell Cres.	45 (second vehicles)	No charge	\$10 (second vehicles)
Keswick Gardens	43 The Queensway N.	87	No charge	\$10
Northview Court	37/39 North St.	32	No charge	\$10
Pineview Terrace	190 Church St.	28	No charge	\$10
King				
Kingview Court	90 Dew St.	50	\$20	No change
Nobleview Pines	48 Wilsen Rd.	14	No charge	\$20
Markham				
Thornhill Green*	61 Inverlochy Blvd.	10 (second vehicles)	\$39 (second vehicles)	\$25 (second vehicles)
Trinity Square*	37 Bates Way	N/A	No charge	\$25 (second vehicles)
Newmarket				
Armitage Gardens	200 Eagle St.	25	\$15	\$20
Brayfield Manor*	919 Bray Circle	N/A	No charge	\$20 (second vehicles)
Fairy Lake Gardens	468/474 Eagle St.	46	No charge	\$20
Founders Place	540 Timothy St.	41	No charge	\$20
Heritage East	349/351 Crowder Blvd.	29	\$15	\$20
Mulock Village*	507 Needler Cres.	N/A	No charge	\$20 (second vehicles)
Tom Taylor Place	615 Fernbank Rd.	33	\$25	\$20
Richmond Hill				
Dunlop Pines	76/78 Dunlop St.	35	No charge	\$25
Evergreen Terrace	75 Dunlop St.	15	No charge	\$25
Mackenzie Green	145 Essex Ave.	0	Underground only	No change
Maplewood Place	71 Dunlop St.	25	No charge	\$25
Rose Town	125 Pugsley Ave.	42	\$25	No change
Springbrook Gardens*	50 Silver Linden Dr.	N/A	No charge	\$25 (second vehicles)
Stouffville				
Elmwood Gardens	325 Elm Rd.	21	No charge	\$20
Vaughan				
275 Woodbridge	275 Woodbridge Ave.	19	No charge	\$25
Blue Willow Terrace	133 Fieldstone Dr.	26	\$25	No change
Mapleglen	2185 Major Mackenzie Dr.	48	\$25	No change
Woodbridge Lane	64 Abell Ave.	10	\$25	No change

* Townhouse sites will not be affected as many of these properties have private driveways. Harmonized rate will be charged to tenants requiring additional spaces for second vehicles in common parking lots.