



## PARKING POLICY

Seattle Housing Authority (SHA)-owned resident parking lots are operated and managed solely by SHA and/or its agents. These lots are for use by SHA Staff, SHA Contractors or Agents, and SHA residents. Parking for resident vehicles is not guaranteed and is made available only by compliance with the process and requirements set forth in this policy. Sections labeled as “Electric Vehicle Policy” are supplemental rules around the use of parking stalls reserved for electric vehicles (EVs), which are available on some SHA properties. Residents who violate SHA’s Parking Policy may not be eligible for parking privileges.

**Vehicle Registration.** Residents must register their vehicle with the property’s Management Office to park in the property’s parking lot. To register a vehicle, residents must provide: 1) a current vehicle registration; 2) proof of the minimum, state-mandated insurance; and 3) a valid Washington State Driver’s License. Approved parking registration is valid only for the building in which the resident lives. Residents will be required to renew the registration process with current, required documents upon request by SHA.

Registered vehicles must be: 1) currently licensed and insured; 2) operable; and 3) without body damage that affects the safety of the vehicle or ingress or egress from the vehicle. Only one vehicle is allowed per household unless the Senior Property Manager determines, based upon the size of the property’s parking lot, that more than one vehicle per household may be allowed. Once a resident has registered a vehicle with the Management Office, the resident will be given a **Registered Vehicle Parking Permit**, which must be visibly posted in the vehicle at all time while parked in the property’s lot.

**Electric Vehicle Policy:** Residents may register their EVs with SHA to receive an EV parking permit enabling them to park in both “EV parking only” stalls or regular non-EV stalls. Residents are responsible for paying for the use of EV charging stations. Owners of non-EV cars may not park in stalls reserved for EVs.

**Assigned Parking.** Residents may only use the parking stall assigned to them. If a resident replaces the registered vehicle with another vehicle, the new vehicle must be registered immediately with the property’s Management Office. Failure to register the vehicle will result in the vehicle being towed and/or lease enforcement.

**Unassigned Parking.** Residents must register their vehicles before parking in any SHA-owned lot. Residents may park on a first come first park basis in unassigned parking stalls. If no unassigned stalls are available in the SHA owned lot, the resident must park off-site.

**Electric Vehicle Policy:** Some properties have stalls that are unassigned and designated as “EV Parking Only.” Residents must display their EV parking permits to park in these stalls.

**Disabled Parking.** One or more designated parking spaces for the disabled will be provided in SHA-owned lots. Disabled Parking spaces are unassigned parking stalls and are reserved for vehicles with a valid and current, state-issued disabled placard or license plate. Parking in Disabled Parking spaces is limited to four hours per day. Only disabled persons with a valid Washington State disabled placard or license plate may park in a designated disabled parking space.

**Visitor and Guest Parking.** Designated visitor parking/loading stalls, with a limited parking time, are for use by residents’ visitors and guests and will not be available for resident assignment, or resident parking. Time limitations shall be strictly enforced and violators will be issued notices, fines, and/or towed.

**Parking at Single Family Homes and Small Scattered Site Complexes.** Parking of recreational equipment or vehicles (e.g. boats, motor homes, trailers) on SHA property is prohibited, unless approved by the Senior Property Manager in advance and in writing. Exceptions to the parking policy at single family dwellings and small scattered site complexes shall be reviewed on an individual basis.

**Illegally Parked Vehicles.** Vehicles are illegally parked if the vehicle is:

1. obstructing access and egress;
2. parked on a sidewalk, parking strip, yard, common area, fire lane, or in a load/unload zone;
3. not registered with the Management Office;
4. non-EV cars parked in stalls reserved for EVs
5. not properly licensed or insured;
6. has expired tabs;
7. parked in an assigned stall without permission;
8. parked in a disabled stall without a Washington State decal;
9. inoperable, damaged in a manner that effects the safety of the vehicle or ingress or egress from the vehicle;
10. a hazard or a nuisance;
11. blocking fire lanes or an emergency exits;
12. being used for storage; or
13. abandoned.

Vehicles parked illegally will be tagged with a Parking Violation Notice. Tagged vehicles that remain illegally parked after the Notice's deadline for removal will be towed at the owner's expense. Vehicles blocking or restricting entries, driveways, fire lanes, alleys, garbage dumpsters, recycling stations or other parked vehicles will be towed immediately.

**Shelters.** Residents shall not be permitted to erect garages, shelters or other such structures without prior written approval from the Senior Property Manager or designee. Upon expiration of the approval, or when the resident vacates the unit, the resident will be responsible for removal, or the cost of removal, of the structure and returning the property to its original condition.

**Repairs.** No repairs or car washing of vehicles are permitted in SHA-owned parking lots. Under no circumstances shall a vehicle that constitutes a hazard be left unattended. In such cases, the Senior Property Manager may have the vehicle tagged and removed. Minor routine maintenance, limited to changing a flat tire, changing head lights or tail lights, adding water to a radiator, or replacing wiper blades are allowed.

**Accommodations.** Requests for accommodations by residents with a disability shall be handled in accordance with SHA's ADA policies under Manual Section L17.

**Repeated Violations.** Permission to park on SHA property may be revoked for any repeated or egregious violations of this policy. Failure to comply with SHA's rules and regulations is a violation of the Dwelling Lease and cause for termination of the resident's tenancy.

**Parking Availability.** SHA provides parking as a benefit to its residents and guests. It does not guarantee that parking spaces currently available for resident parking will always be available. In the event an SHA parking lot or spaces in a parking lot become unavailable for any reason, either temporarily or permanently, SHA will not provide alternate off-site parking.

*As head of household, I have read the Parking Policy. I agree to abide by these provisions and understand that failure to comply with any part of the above, or to take corrective action after notice of such violation, shall be cause for the termination of my lease. By signing this policy, I acknowledge that I have received a copy of this policy.*

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Community/Building

\_\_\_\_\_  
Unit No.

Signature\_\_\_\_\_

Date\_\_\_\_\_