PARKING POLICY
ADDENDUM TO RESIDENTIAL LEASE

Parking lots and garages on Seattle Housing Authority (SHA) property are for use by SHA residents, staff, and authorized contractors or agents of SHA. Parking for residents is not guaranteed. Residents who violate SHA's Parking Policy may not be eligible for parking privileges. This parking policy is intended to provide guidelines for the use of parking areas and does not limit any rights, responsibilities, or obligations set forth in a resident's lease agreement, the Admissions and Continued Occupancy Policy (ACOP), or any other governing regulations or agreements. Vehicles parked in violation of this policy shall be considered "unauthorized" to be parked on SHA property for purposes of impound under state and local laws.

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 if a resident obtains a different vehicle.

Registered vehicles must be: 1) currently licensed and insured; 2) operable; and 3) be able to fit in parking spaces (oversized vehicles will not be approved). Further, only one vehicle is allowed per household. 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 times while parked in the property's lot.

> ***Electric Vehicle (EV) 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. Only EV cars may be parked in stalls reserved for EVs.
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> ***Electrical Outlets in Common areas or Garage:*** Use of electrical outlets in common areas or garages may not be used for charging an EV car or to charge a portable EV charger or adapter.

Properties with Assigned Parking. If a property has 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 may result in the vehicle being towed and/or lease enforcement.

Properties with 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 designated as "EV Parking Only." Residents must display their EV parking permits to park in these stalls.

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Disabled Parking. One or more designated Disabled Parking spaces will be provided in parking areas. Disabled Parking spaces are unassigned parking stalls and are reserved for vehicles with a valid and current, state-issued disabled placard or license plate. 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 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. Exceptions to the parking policy at single family dwellings and small scattered site complexes shall be reviewed on an individual basis.

Improperly Parked Vehicles. Vehicles are improperly parked if the vehicle is:

1. obstructing access and egress to a parking lot or garage;
2. parked on a sidewalk, planting strip, yard, common area, fire lane, or in a designated load/unload zone;
3. not registered with the Management Office;
4. parked in stalls reserved for EVs and is not an EV
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 proper Washington State placard or license plate;
9. inoperable;
10. blocking fire lanes or emergency exits; or
11. abandoned.

Vehicles parked improperly will be tagged with a Notice of Parking Violation. This notice shall give the vehicle owner not less than 30 minutes or more than 72 hours to correct the violation or remove the vehicle from the property. Tagged vehicles that remain improperly parked after the deadline on the Notice of Parking Violation 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 may be towed immediately without notice.

Shelters Prohibited. Residents shall not be permitted to erect garages, shelters, or other such structures in SHA parking areas.

Storage Prohibited in Parking Spaces. Resident shall not be permitted to use their assigned parking stall or assigned garage stall for use as storage of bicycles, boxes, garbage, or any other items. Nothing other than the resident's authorized vehicle is permitted in the stall space.

Repairs and Washing Prohibited. Vehicles may not be repaired or washed in SHA-owned parking lots. 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 Reasonable Accommodation policy. Accommodation requests should be submitted to a property manager.

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***Repeated Violations*.** Permission to park on SHA property may be revoked for repeated violations of this policy.

Parking Availability Limited. Due to limited space and high demand by residents, SHA cannot guarantee that parking spaces will always be available. SHA does not provide alternate off-site parking.

As head of household, I have read the Parking Policy. I agree to abide by these rules and ensure that members of my household will abide by these rules as well. I understand that failure to comply with any part of this policy, or failure to take corrective action after notice of such violation, may be considered a violation 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_____

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