

## **Exhibit 6-7 Parking Policy**

### **HUD Regulation – 24 CFR 880.601(b)**

Management and maintenance. The owner is responsible for all management functions, including determining eligibility of applicants, selection of tenants, reexamination and verification of family income and composition, determination of family rent (total tenant payment, tenant rent and utility reimbursement), collection of rent, termination of tenancy and eviction, and performance of all repair and maintenance functions (including ordinary and extraordinary maintenance), and replacement of capital items.

### **HUD Regulation – 24 CFR 966.4(b)**

(2) PHA charges. The lease shall provide for charges to the tenant for maintenance and repair beyond normal wear and tear and for consumption of excess utilities. The lease shall state the basis for the determination of such charges (e.g., by a posted schedule of charges for repair, amounts charged for utility consumption in excess of the allowance stated in the lease, etc.).

(4) When charges are due. The lease shall provide that charges assessed under paragraph (b) (2) and (3) of this section shall not be due and collectible until two weeks after the PHA gives written notice of the charges. Such notice constitutes a notice of adverse action, and must meet the requirements governing a notice of adverse action (see § 966.4(e)(8)).

### **HUD Regulation – 24 CFR 966.5**

Posting of policies, rules and regulations. Schedules of special charges for services, repairs and utilities and rules and regulations which are required to be incorporated in the lease by reference shall be publicly posted in a conspicuous manner in the Project Office and shall be furnished to applicants and tenants on request. Such schedules, rules and regulations may be modified from time to time by the PHA provided that the PHA shall give at least 30-day written notice to each affected tenant setting forth the proposed modification, the reasons therefor, and providing the tenant an opportunity to present written comments which shall be taken into consideration by the PHA prior to the proposed modification becoming effective.

### **AHFC Policy**

1. For Public and Unassisted Housing Program tenants, the Residential Lease Agreement Addendum, Schedule of Charges details charges associated with parking.
2. For S8N Multifamily Housing Program tenants, the Schedule of Charges details charges associated with parking.

## **1. Available Parking**

Assigned parking may not be available in all AHFC-owned complexes. Assigned parking spaces will be numbered or marked as such. AHFC will not assign a parking space to a family that does not have a vehicle. A family without a vehicle may request an assigned parking space needed by a care provider or agency providing regular services to the family.

### **1.A Assigned Parking Locations**

Families must park in their assigned parking space. Families may not park in spaces assigned to other families. AHFC will assign one parking space for each family on a first-come, first-served basis. A waiting list will be established and managed on a first-come, first-served basis.

If a location has available parking spaces, staff may assign a family more than one space. This will be managed by the local staff.

### **1.B Requesting an Assigned Parking Space**

In order to be eligible for an assigned parking space, the family must have a vehicle registered in an adult family member's name. A family without a vehicle may request an assigned parking space needed by a care provider or agency providing regular services to the family.

### **1.C "Open" Parking Locations**

For complexes without assigned parking spaces, families are restricted to one parking space per family. Requests for additional parking may be granted by local staff.

### **1.D Changes in Vehicle Ownership**

If a parking space has been assigned, families are responsible for notifying AHFC of any changes in vehicle ownership. Families that have been assigned a parking space and no longer own a vehicle may have those spaces reassigned to a family on the waiting list.

### **1.E Guest and Visitor Parking**

Guests and visitors may park in spaces designated for visitors. If there is no visitor-designated parking marked, guests and visitors must park in available street parking.

## **2. Handicapped Parking**

AHFC complexes may have parking spaces reserved for persons with disabilities. This parking will be assigned as available parking spaces allow and on a first-come, first-

served basis. A waiting list will be established and managed on a first-come, first-served basis.

If guest or visitor handicapped parking spaces are available at an AHFC complex, they will be marked as such. Guests or visitors who park in handicapped parking spaces without the appropriate identification on their vehicle may be towed. All towing and associated costs will be at the vehicle owner's expense.

### **3. Parking Spaces with Electrical Outlets**

At some AHFC properties, electrical outlets may be leased from AHFC. Electrical outlets are to be used only by the family for the purpose of plugging in the car's block heater during cold weather conditions. Charges appear in the Schedule of Charges.

Leased, electrical outlets are available at:

- Anchorage - Chugach Manor
- Fairbanks - Golden Ages and Southall Manor

Electrical outlets are also available in Anchorage at Park View Manor. When families are assigned a space, the switch to the electrical outlet is in the family's dwelling unit. There is no additional charge for these outlets as families are responsible for the payment of their electricity service.

### **4. Lot Maintenance Activities**

AHFC may request that families temporarily relocate vehicles for activities such as parking lot sweeping, snow plowing, repaving, or striping. AHFC will provide a notice to all families when the activity will occur and will ask families to temporarily relocate their vehicle during these times. If a family fails to move his/her vehicle during this time, AHFC may have a tow company move the vehicle. The vehicle's owner will be responsible for all costs associated with moving the vehicle.

### **5. Unauthorized Parking**

Families, guests, and visitors will refrain from parking any vehicles in any right-of-way or bus or fire lane designated and marked by AHFC. Any vehicles parked in unauthorized locations will be removed at the owner's expense.

Families, guests, and visitors will not park vehicles in such a way that prohibits or blocks other families' entry to, or exit from, their designated parking space.

Families, guests, and visitors will not park any inoperable, unlicensed, expired license, or abandoned vehicles on AHFC property. These vehicles will be removed at the owner's expense. An inoperable vehicle is defined as one that:

- does not have current or valid registration from the Department of Motor Vehicles (DMV);
- is not currently registered by DMV for street use;
- is in need of repair where repairs are not anticipated within the next 72 hours;
- has flat tires, is sitting on blocks, is missing a major component, has one or more broken windows, or;
- has not moved for 30 calendar days.

Families with inoperable vehicles will be notified in writing giving the family ten (10) calendar days to remove the inoperable vehicle. Failure to move or repair the vehicle within the time specified will result in a violation of the Lease. AHFC may also choose to remove the vehicle at the family's expense. Failure to correct the lease violation may result in termination of the Lease.

### **Numbered Memo**

20-05 Exhibit 6-7 Parking Policy