

**FALL RIVER HOUSING AUTHORITY
TENANT PARKING SPACE POLICY 2026**

1. LEGAL AUTHORITY

- 1.1. Pursuant to Massachusetts General Laws, Chapter 121B, Section 32A, the Fall River Housing Authority (FRHA) “*may establish reasonable rules and regulations for the use of parking areas under its control*”.
- 1.2. FRHA reserves the right to tow abandoned, unregistered, or unauthorized vehicles in accordance with state law.
- 1.3. Enforcement shall be carried out in coordination with the Fall River Police Department.

2. ENFORCEMENT

- 2.1. Any violation of this policy may result in forfeiture of tenant parking privileges.
- 2.2. Vehicles without a valid parking permit shall be subject to fines (per City ordinance) and towing at the vehicle owner’s expense.
- 2.3. FRHA does not receive any revenue from fines or towing fees.

3. RULES OF REGISTRATION

- 3.1. To obtain parking privileges at the FRHA development where they reside, tenants **must register for a parking permit** at their respective Management Office.
- 3.2. To be eligible for an FRHA parking permit, the tenant or household member listed on the Lease Agreement, must:
 - a) provide a copy of a valid Massachusetts Vehicle Registration and Driver's License,
 - b) personally utilize the vehicle (primary driver),
 - c) be in good standing with FRHA, and
 - d) live in a development where authorized tenant parking is:
 - i. unassigned and available on a “*first-come, first-served*” basis, **or**
 - ii. *assigned by Management* (in accordance with this policy), and have been selected from the waiting list and assigned to an available parking space (See: Sec. 4 Assigned Tenant Parking)
- 3.3. Only one (1) parking permit will be issued per FRHA household.

4. ASSIGNED TENANT PARKING

- 4.1. FRHA shall adopt and implement an *Assigned Tenant Parking Policy* in any development that has both:
 - a) a ratio of *elderly/disabled heads of household to total tenant households* of 1:2 or higher ($\geq 50\%$), and
 - b) a ratio of *on-site parking spaces to dwelling units* of 1:2 or lower ($\leq 50\%$).
- 4.2. An authority-wide analysis of available parking spaces, project occupancy, and tenant demographics has determined that the following developments will adopt an Assigned Tenant Parking Policy:

Development	# Dwelling Units	Elderly and/or Disabled		On-Site Parking	
		# HOH	Ratio	# Spaces	Ratio
Baressi Heights	147	133	90%	35	24%
Bates & Tower	61	57	93%	23	38%
Bishop Eid	54	51	94%	15	28%
Cardinal Medeiros	192	180	94%	57	30%
Cottell Heights	71	70	99%	28	39%
Doolan Apts.	150	142	95%	64	43%
Holmes Apts.	100	98	98%	41	41%
Mitchell Heights	103	102	99%	45	44%
O'Brien Apts.	100	96	96%	28	28%
Oliveira Apts.	84	83	99%	39	46%
Total	1062	1012	95%	375	35%

- 4.3. At least once annually, FRHA will conduct an authority-wide review of parking permit turnover, parking space assignments, and tenant demographics to determine whether revisions to Sec. 4.2 are necessary.
- 4.4. At the developments listed above, each Property Manager shall:
 - a) Determine tenant eligibility for a parking permit in accordance with Sec. 3.2(a)-(c) above,
 - b) Maintain a waiting list for assigned tenant parking organized by date and time of permit eligibility,
 - c) Place permit-eligible tenants on the waiting list for an assigned parking space,
 - d) Offer the first available parking space the highest-ranking tenant on the waiting list.
 - e) Issue a parking permit only upon tenant acceptance of an assigned parking space
 - f) Deny tenant requests for specific parking spaces, except in cases that are supported by an approved Reasonable Accommodation in the tenant file.
- 4.5. For all other FRHA developments not listed in Sec 4.2 above, tenant parking will be on a “first-come, first served” basis, with the exception of tenants who require a “reserved” parking space that has been designated and assigned by Management to accommodate a documented, disability-related need in accordance with FRHA Reasonable Accommodation Policy.

5. FORFEITURE OF ASSIGNED PARKING SPACE

- 5.1. **Tenants who sell, dispose of, or replace a vehicle must notify FRHA within fifteen (15) calendar days.** Failure to register a new vehicle within that timeframe results in forfeiture of the space.
- 5.2. Tenants who can no longer drive due to legal or physical constraints; or whose license expires and is not renewed, must notify FRHA within one (1) week. Vehicles must be removed within fifteen (15) calendar days.
- 5.3. Tenants with an assigned parking space who do not park in their assigned space shall forfeit it to the next tenant on the waiting list. No tenant may transfer their assigned space to another tenant.

6. PARKING DECAL REQUIREMENTS

- 6.1. Parking permits are only valid at the FRHA development from which they were issued.

- 6.2. Parking permits must be renewed annually at the time of tenant recertification.
 - a) Vehicles must remain registered and insured in accordance with Massachusetts law to be eligible for permit renewal.
 - b) Failure to renew a parking permit within ten (10) days of annual recertification will result in vehicle removal.
- 6.3. Upon initial issuance of a parking permit, the tenant will receive a window decal (sticker) that is only valid for the authorized vehicle on file at the Management Office.
- 6.4. Parking decals must be permanently affixed as a sticker to the to the upper right corner of the vehicle's rear window.
- 6.5. Re-issuance of a parking decal will only be approved upon proof of:
 - a) back window replacement, or
 - b) newly purchased vehicle.
- 6.6. A parking decal shall become void upon lease termination and/or removal of the vehicle owner from the tenant household. Former residents with invalid parking decals will be subject to towing.

7. AUTHORIZED PARKING

- 7.1. Tenants must park within the marked lines of a parking space.
- 7.2. All vehicles must have valid registration, inspection, insurance, and display an FRHA-issued decal.
- 7.3. Residents are responsible for informing visitors of appropriate parking areas.
 - a) Visitors may only park in designated visitor spaces.
 - b) In developments without visitor spaces, visitors must park on the street.
 - c) Visitors may not park in tenant-reserved spaces.
 - d) Overnight visitors staying more than 24 hours must register with FRHA and obtain a temporary pass.
- 7.4. All drivers must adhere to posted speed limits and traffic patterns.

8. PARKING RESTRICTIONS

- 8.1. No parking in any right-of-way or fire lane designated and marked by FRHA
- 8.2. No parking on sidewalks, grass areas, walkways, or common areas.
- 8.3. No tenant may park in another tenant's reserved space.
- 8.4. No visitor may park in any tenant-reserved space.
- 8.5. No vehicle washing on FRHA property.
- 8.6. No vehicle repairs may be performed on FRHA property

9. PROHIBITED VEHICLES ON FRHA PROPERTY

- 9.1. No unregistered, uninsured, or inoperable vehicles.
- 9.2. No boats, trailers, campers, or commercial vehicles (i.e., taxis, limousines, buses, etc.)
- 9.3. No storage of non-vehicle items (i.e., boats, trailers, jet skis, storage lockers, etc.)

- 9.4. No storage of vehicles or items belonging to non-residents.
- 9.5. No oversized vehicles that do not fit entirely within one space.
- 9.6. No vehicles that are leaking oil/fluid, pose hazardous conditions, or threaten the safety of FRHA tenants

10. HANDICAP ACCESSIBLE PARKING & PLACARDS

- 10.1. FRHA will place "handicapped tenant parking only" signs in a number of spaces equal to the number of tenants who have valid disability placard or license plate at any given time.
- 10.2. Only tenants who have registered their handicapped placard with the Management Office may park in these spots.
- 10.3. These spots are not specifically assigned, thus any tenant who has registered their handicapped placard with their development's Management Office may park in any of the spaces designated "handicapped tenant parking only".
- 10.4. Misuse of accessible spaces will result in immediate towing.

11. SNOW, WEATHER EMERGENCY, AND CONSTRUCTION PARKING

- 11.1. Residents must move vehicles during declared snow emergencies or construction projects as directed by FRHA.
- 11.2. Failure to move vehicles may result in towing at the owner's expense.
- 11.3. Residents must clear snow from vehicles within twenty-four (24) hours after a storm to visibly display permits.
- 11.4. FRHA will notify residents of construction-related restrictions by mail, flyer, or posted notice.

12. ENFORCEMENT & TOWING

- 12.1. Vehicles violating this policy may be towed after 24-hour notice, except in emergencies.
- 12.2. Towing will comply with Massachusetts General Laws, Chapter 266, Section 120D.
- 12.3. Owners are responsible for towing and storage fees.
- 12.4. Repeat violations (three or more within 12 months) may result in permanent loss of parking privileges.
- 12.5. FRHA reserves the right to install surveillance cameras in parking areas to monitor compliance.

13. REPORTING ISSUES

Tenants are advised to report any concerns regarding parking privileges at their development to the attention of the property manager who shall make determinations and decisions in accordance with this policy.

14. CERTIFICATION

All tenants must sign a certification acknowledging receipt of this policy and agreeing to comply with its provisions. Failure to comply may result in fines, towing, or loss of parking privileges.