

RESIDENT PARKING POLICY



IHA
1935 N. Meridian St.
Indianapolis, IN 46202
www.indyhousing.org

Board Resolution
2025 – 28 | Resident
Parking Policy

Board Approval Date |
09.09.2025

RESIDENT PARKING POLICY

Parking at Indianapolis Housing Agency (IHA) properties is a privilege reserved for residents listed on a valid lease agreement. This policy applies to the following IHA-managed communities:

☐ Concord/Eagle Creek	☐ John J. Barton (Tower/Annex)
☐ Georgetown Apartments	☐ Lugar (Tower/Braxton)
☐ Indiana Avenue Apartments	☐ Bethel/Martindale Townhomes
☐ Beechwood Gardens	☐ Hawthorne Place
☐ Twin Hills Apartments	☐ Blackburn Terrace
☐ Laurelwood Apartments	☐ Rowney Terrace
☐ 16 Park Apartments	

Vehicle Registration & Identification

All residents must register their vehicles with the on-site management office. A completed Vehicle Parking Registration form and a valid driver's license showing the resident's current address are required. At family sites, no more than two (2) vehicles may be registered per household. Vehicles must be registered in the leaseholder's name.

Only one (1) parking sticker will be issued per unit unless otherwise authorized. The sticker must be affixed to the upper-left corner of the rear window and always be clearly visible.

New residents will receive their sticker only after submitting the required documentation and signing a lease addendum related to parking. If a vehicle is replaced, the old sticker should be returned to the office. A replacement will be issued, preferably with the same identification number.

- Each vehicle must be **registered** at the on-site management office.
- Registration requires:
 - ✓ A **Vehicle Parking Registration** form
 - ✓ A copy of a **valid driver's license** showing the current address
- At family housing sites, a maximum of **two vehicles per household** is permitted. The vehicle must be registered in the **leaseholder's name**.
- Typically, **only one parking sticker per unit** is issued (unless otherwise authorized). It must always be displayed on the **upper-left corner of the rear window**.
- **New residents** will receive their sticker after registering and signing a lease addendum. If a vehicle is replaced, the **old sticker must be returned** to the office to receive a replacement, ideally with the same ID number.

Parking Space Assignments

- **All parking spots are unassigned**, unless marked as reserved.

Reserved Parking:

Residents with deeded or assigned spaces receive a reserved sticker and must use only their designated spot. Parking elsewhere, especially in general or handicapped spaces—can result in citations or towing.

General Parking:

Available on a first-come, first-served basis for residents without reserved spaces.

Handicapped Parking:

Strictly limited to vehicles displaying a **valid handicap placard or plate**. Unauthorized vehicles will be **immediately towed**.

Guest & Contractor Parking

Guest Parking:

- Indiana Avenue Apartments: guests must park on the street only.
- At Concord/Eagle Creek, Martindale Townhomes (Orchard Street), plus the guest lot at **1644 N. Park Ave** for 16 Park Apartments-designated guest spaces are available.

Other properties have **marked guest areas**; residents should check with site management for details.

Contractor Parking:

Contractors must secure a **temporary parking permit** from the leasing office. Spaces are not reserved.

Vehicle Storage & Abandonment

Definition:

- A vehicle is considered stored or abandoned if:
 - It remains unused for 30 consecutive days,
 - It is inoperable, or
 - Registration or license plates have expired.

- Vehicles exhibiting hazards—such as flat tires, broken or plastic-covered windows, or fluid leaks—may be towed immediately at the owner’s expense. Wherever practical, IHA will issue a warning beforehand.

Parking Violations & Enforcement

IHA is responsible for the oversight of the Resident Safety Policy and expects all residents to adhere to the policy to ensure the safety and efficiency of all IHA-owned and IHA-managed properties.

Violations:

Violations may include any of the following.

- Unregistered vehicles or failure to display a valid permit
- Parking in reserved, handicapped, or “No Parking” zones without proper authorization
- Use of counterfeit or transferred stickers
- Parking commercial vehicles, trailers, or oversized vehicles
- Performing vehicle repairs or washing vehicles onsite
- Blocking fire lanes, driveways, sidewalks, dumpsters, or loading zones
- Leaving inoperable or unsafe vehicles onsite

Enforcement:

Vehicles parked in **strictly prohibited areas**—fire lanes, access points like the Barton Tower compactor zone, Indiana Avenue Circle, Annex loading zones, or other “No Parking” zones—are subject to **immediate towing**. **Other infractions follow warning procedures:**

- Vehicles with flat tires, broken windows, or similar issues get a **48-hour warning notice**.
- Vehicles with incorrect or expired plates will receive a **24-hour notice**. Whenever possible, residents will be granted time to correct violations before towing.

Policy Oversight

The Resident Parking Policy is administered by the Indianapolis Housing Agency and applies to any/all IHA-owned or IHA-managed properties.

- IHA is responsible for ensuring **resident compliance** with the Resident Parking Policy to maintain the safety and convenience of all parkers.
- Residents are responsible for ensuring **household members and guests** comply with all parking rules.
- **Repeated violations** can result in **suspension or revocation** of parking privileges.