



Comments to Proposed CDA Parking Policy

May 26, 2020

I was reading through the parking policy pdf, and I found a spelling error in paragraph 9 in the last sentence. It says "...CDA parking surfaces form vehicle fluid leaks", it should read "...CDA parking surfaces from vehicle fluid leaks". Otherwise I have no complaints.

CDA Response

The spelling error was corrected for the final policy.

June 11, 2020

I would like to give some feedback concerning selective enforcement and perhaps misinformation concerning parking at Romnes.

When I signed my lease for the apartment where I live I was told that I could temporarily park near the door closest to my apartment to unload groceries. I don't own a car so I have no parking sticker and so cannot park in a resident space to unload my purchases. From time to time I have the opportunity to borrow a friend's car to purchase groceries or visit the food pantry. At those times, I have taken advantage of the verbal permission given to park near the door, unload my groceries then take them up to the third floor where my apartment is located. When I am finished with that task I either return the car to my friend or I relocate the car to Hickory St. where I park it until I return it to my friend. I don't leave the car parked along the walkway of the parking lot any longer than that.

Recently, after taking my groceries and my sewing machine up to my apartment, I returned to find a warning adhered to the driver side window of the car. This was the only warning I have received in the two plus years I have lived here.

There seems to be selective enforcement by the new security guards. There also seems to be a discrepancy between what I was told at the signing of my lease and what the new security guards enforce. More so, I have witnessed many cars stopped in the same area without any warnings issued. These cars are not unloading groceries or other purchases.

Perhaps policies concerning residents require some input from the residents.

CDA Response

The CDA Parking Policy applies to everyone parking a vehicle on CDA property. CDA parking lots with visitor parking available, have signs marking visitor parking and resident parking areas. All vehicles without a permit should be parked in visitor parking stalls and should not be parked in permitted areas. In addition, some apartment buildings have loading zones or fire lanes. For these parking areas, vehicles may park for loading or unloading only and may not block fire lanes, in accordance with posted signs and City of Madison parking ordinances.

If a CDA resident feels they are subject to selective enforcement of the CDA parking policy, or they would like to dispute a parking warning, they should contact property management.

June 15, 2020

I believe this revised CDA parking policy hurts the residents who live in CDA housing. This selective enforcement is damaging and criminalizing residents and their families. In addition, it makes many assumptions about family dynamics and is not clear and leaves room for interpretation and consequently room for unjust enforcement. For example:

- **Parking Permits** - there are many large non-traditional families living on the East side at Webb-Rethke and Truax. As such, many of these families live in 4 or 5 bedroom apartments and may have multiple adults who work. This may mean they have more than 1 car, as many families have. An example: I live with my partner. As 2 working adults, we each have a car because there is no transit to get us to our workplaces. If the goal of the PHA is to provide upward mobility and assist moving residents from subsidized to non-subsidized housing, targeting parking is not the right approach. Rather, it should be focusing on job training, education and services to help families and individuals learn and grow.
- **Vehicle Storage** - Define "used on a regular basis." To make an assumption about how often an individual uses their car, and to criminalize them with a ticket OR towing their car is an abuse of the city's power.
- **Snow removal and parking lot maintenance** - Without a policy in place, I find this difficult to enforce.
- **Visitor Parking** - To gather in community is NORMAL, please do not criminalize this. To deny your residents the opportunities to gather by threatening them and their visitors is harmful and damaging.

This policy adds additional undue burdens and potential costs to their lives. I believe this policy does not represent Madison's desire to be "inclusive, innovative and thriving." It instead further marginalizes AND criminalizes already marginalized, elderly, disabled and/or low-income families and individuals. Threatening evictions because of a parked vehicle is an abuse of the city's power.

To be evicted from public housing is the worst thing that could happen to individuals already struggling. It hurts one's ability to stay in low-income housing programs and makes it difficult to find housing in the future. This will further increase the homeless population in Madison.

Additionally, Chapter 28 of the City of Madison Zoning Code Ordinance calls for a minimum of 1 parking stall PER dwelling, with a maximum of 2.5. After searching on the CDA website, I was unable to determine the number of dwellings located at the Truax Apartments. However, I highly doubt

there is 1 stall per dwelling, and I know for a fact the property does not meet the bicycle minimum of "1 per unit up to 2- bedrooms, 1/2 space per add'l bedroom; 1 guest space per 10 units."

To deny CDA residents the same rights given to other Madison residents living in other properties is harmful and unjust. I highly suggest that this policy get scrapped and is co-created with the residents. This will allow for an opportunity to have a dialogue over parking and ways to fix this problem without harming members of our community.

CDA Response

Many CDA parking lots have limited parking available, which overall limits the space available for residents to park their cars on CDA property. The MGO referenced, which 'calls for a minimum of 1 parking stall per dwelling...' is referencing the number of vehicles allowed for off street parking. Off street parking is located on City of Madison property. CDA properties do not include off street parking, which is governed by the MGO, not the CDA parking policy. Parking permits allow vehicles which are regularly parked on CDA property to have the space available to park. As noted in the policy, residents should contact their management office to request a permit.

Vehicle storage: The storage of vehicles in CDA parking lots is prohibited due to the limited number of parking spots available for CDA residents and their visitors. Prohibiting vehicle storage allows permitted vehicles to access limited parking stalls on CDA properties. The CDA follows City of Madison parking ordinances regarding vehicle abandonment, which requires the owner to send a written notice to the tenant/vehicle owner directing the vehicle owner to remove or repair a vehicle by the due date listed on the official notice.

Snow Removal and Parking Lot Maintenance: It is the procedure of CDA Management to issue written notices to residents if they are required to move their vehicles due to parking lot maintenance. CDA residents must also cooperate with CDA staff regarding safe snow removal, as stated in the parking policy. Snow removal and parking lot maintenance are considered safety issues and CDA residents must cooperate with CDA in order to ensure the safety of all CDA residents who live at that property.

Visitor Parking: As stated above, many CDA parking lots have limited parking stalls available. For CDA parking lots with visitor parking available, these stalls are marked with signs indicating these stalls are reserved for visitors. For parking lots without visitor parking, visitors should utilize available off-street parking. The CDA does not prohibit visitor parking, however, due to limited parking available parking stalls are prioritized for CDA residents.

Resident Advisory Board Member Comments

June 2, 2020

I want to make sure that the parking policy is gone over in person with residents and not just handed out to residents to read, especially with renewals.

CDA Response

CDA Management will review the policy with residents who request a permit.

June 2, 2020

The policy should be enforced consistently. It is frustrating if people don't honor the parking policy and you don't have a place to park.

CDA Response

The CDA will develop a parking enforcement procedure which will be deployed through the use of the new security mobile application. Parking enforcement is part of the standard operating procedures for security guards on CDA properties. If residents feel the policy is not enforced consistently, they should contact property management to report this.

June 8, 2020

If they are updating the parking policy, the parking signs should be updated in our parking lot. I have been requesting signs be posted at Karabis Apartments for years. There is an area in front of the parking stalls where a sign could be placed.

CDA Response

The area in front of the parking stalls is not conducive for parking signs since it inhibits safe snow removal. The sidewalks at Karabis Apartments are scheduled for replacement and new parking stall assignment markers will be installed at that time.

June 9, 2020

I think it's a good idea to remove the driver's license requirement. It can help more people get permits.

CDA Response

This change was made as a result of resident input. Any residents who wish to request a CDA parking permit should contact their property manager.