

PET POLICY

EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistance animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner (including cleaning up after the pet), and to refrain from disturbing their neighbors. Licensing is required in accordance with state and local laws. The person requesting an exclusion to the Pet Policy of the AHC must have a disability and the accommodation must be necessary to afford the person with a disability an equal opportunity to use and enjoy a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the person's disability. The AHC will verify the existence of the disability, and the need for the accommodation— if either is not readily apparent. Accordingly, persons who are seeking a reasonable accommodation for an emotional support animal will be required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability.

In addition, the AHC is not required to provide any reasonable accommodation that would pose a direct threat to the health or safety of others. Thus, if the particular animal requested by the individual with a disability has a history of dangerous behavior, we will not accept the animal into our housing. Moreover, the AHC is not required to make a reasonable accommodation if the presence of the assistance animal would:

- A. Result in substantial physical damage to the property of others unless the threat can be eliminated or significantly reduced by a reasonable accommodation;
- B. Pose an undue financial and administrative burden to the AHC; or
- C. Fundamentally alter the nature of the AHC's operations.

PETS IN PUBLIC HOUSING

The Algonac Housing Commission allows for pet ownership in its development with the written pre-approval of the Housing Commission. Residents are responsible for any damage caused by their pets, including the cost of any clean-up, fumigating, carpet cleaning, lawns, yards, and all common spaces. In exchange for this

privilege, pet owners assumes full responsibility and liability for the pet and agrees to hold the Algonac Housing Commission harmless from any claims caused by an action or inaction of the pet and owner.

Any resident/tenant found to be in violation of any part of this policy could lose their privilege to own a pet while in residence with the ACH.

APPROVAL

Residents must have prior approval of the Housing Commission before moving a pet into their unit. Approval may be denied when resident fails to comply with this requirement. Residents must remit a \$25 non-refundable application fee. The Resident must provide to the AHC a photograph, preferably in color, of the pet so it can be identified if it is running loose.

No resident can maintain, own, watch or control any pet without the approval of the Algonac Housing Commission. All residents **MUST** have prior approval before moving a pet into their unit. Residents must apply and supply all information and completely fill out the "Pet Application Form". All registrations must be updated annually.

Before acquiring a pet, the resident must have on file a statement in the resident's file naming the person(s) accepting responsibility for the care of the pet in case of illness, incapacitation or absence of the resident. If the person(s) named on the statement is not available in a situation described herein regarding the care of the pet, the pet will be removed by the Housing Commission, and all costs thereof shall be the responsibility of the resident.

Residents must maintain good housekeeping practices. Rent payment history should show a good payment history.

The Algonac Housing Commission reserves the right to enter and inspect the unit after reasonable notice to the tenant and during reasonable hours only if the Algonac Housing Commission has received a signed, written complaint that the conduct or condition of a pet in a unit constitutes, under applicable state or local law, a nuisance or a threat to the health or safety of the occupants of the project or others in the community.

Unclaimed or disapproved pets will be considered a lease violation and grounds for eviction.

TYPES AND NUMBER OF PETS

The Algonac Housing Commission will allow only domesticated animals that are

traditionally kept in the home for pleasure rather than for commercial purposes such as dogs, cats, birds or rodents including rabbits in cages, and fish or turtles in aquariums in apartments. Common household pet does not include reptiles (except turtles). All dogs and cats must be licensed by the City, if required. All dogs and cats must be neutered/spayed and be inoculated as required by local and state laws. License must be attached to collars worn by pets at all times. Proof of license must be provided each year at the annual re-certification.

Pets will be limited to one four-legged warm-blooded pet, or one aquarium, or one cage per unit. All pets in excess of one will be subject to Housing Commission prior approval. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

No animal may exceed 25 pounds in weight at full adult size.

Residents may not own a pet without fully complying with this Policy. Adopting a pet presents the opportunity for companionship, affection, work, and expense.

INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws and must be licensed. A certification signed by a licensed veterinarian shall be annually filed, at time of recertification, with the Algonac Housing Commission to attest to the inoculations.

MONTHLY PET RENT FEE AND DAMAGE

A maximum pet deposit of One Hundred Fifty and no/100 (\$150.00) Dollars, as well as a Five and no/100 (\$5.00) Dollar on-going monthly nominal fee is required at the time of registering the pet. The total of all deposits plus the pet security deposit shall not exceed one and one-half (1 ½) times the resident's gross rent at the time of move in, with the Pet Security Deposit not to exceed their current gross rent at the time the pet security deposit is due. In certain cases when a resident is unable to pay the full deposit at the time the pet is approved and acquired, the deposit may be paid in increments with approval from the Housing Commission. The deposit is refundable when the pet or the

family vacates the unit, less any amount owed due to damages beyond the normal wear and tear. The monthly fee is not refundable and is on-going and is to be used by the Housing Commission to cover administrative costs for the Pet Program.

A waste removal charge of \$5 per occurrence will be assessed against pet owners who fail to remove pet waste in accordance with this policy.

If the Commission determines that a family has a pet and the family refuses to follow policy by completing an application, the family shall be charged and responsible for payment of all deposits and fees until either the pet is removed, eviction proceedings are completed, or the family vacates the unit.

Upon the permanent removal of the pet from the unit, the Housing Commission will perform a Housing Inspection to determine any charges necessary for damages caused by the pet before the security deposit is returned.

FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Algonac Housing Commission reserves the right to exterminate and charge the resident.

NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet, the tenant's apartment and outside surrounding area must be maintained in a manner to prevent odors and unsanitary conditions, including the clean-up of pet/animal waste. The pet must be kept on a leash, within four (4) feet of the owner when in public areas of buildings and property owned by the Housing Commission. The pet must be accompanied by a person who is able to control the pet.

Three (3) substantiated complaints by neighbors or the Housing Commission personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance or violations of this policy will result in the owner having to remove the pet. This shall include the interference of any pet with the proper and rightful conduct of Housing Commission staff in the performing their duties and responsibilities when entering a dwelling unit after proper notification or to respond to an emergency situation. Failure to comply with an order to remove a pet will be considered a lease violation.

The Housing Commission, or an appropriate community authority, shall require the removal of any pet from the premises if the pet's conduct or condition is determined to be a nuisance or a threat to the health or safety or peaceful enjoyment of all other occupants near the premises, employees of the Housing Commission, or other persons in the community where the residence is located.

DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit. No outdoor cages, pens, coups, houses or runs may be constructed and pets may not be tied up outside the unit. Pets will be allowed only in designated areas on the grounds of the property if the Algonac Housing Commission designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms and offices. Pets will be allowed in the lobby and hallways only for the purpose of ingress and egress. Pet owners may stop to briefly visit with their neighbors while in the lobby but shall not be allowed to sit for any length of time in these areas with the pet. Pets shall not be in the common areas of the building at any other times.

Pets shall not be allowed to go, to the bathroom, within 25 feet of the building entry ways. They are also not allowed to go in front of any other resident door wall.

To accommodate residents who have medically certified allergy or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our buildings. This shall be implemented based on demand for this service.

MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 9 hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Commission will have the right to enter the premises and take the uncared for pet to be boarded at a local animal care facility at the total expense of the resident.

In the event of illness or death of the pet owner, or in the case of an emergency

that would prevent the pet owner from properly caring for the pet, the Housing Commission has permission to call the emergency care giver designated by the resident or the local pet enforcement agency to take the pet and care for it until a family member or friend claim the pet and assume responsibility for it, with any and all expenses incurred being the responsibility of the pet owner.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter must be secured inside a bag and then shall be disposed of by taking the litter to the dumpster outside.

A pet owner shall physically control or confine his/her pet during the times when Housing Commission employees, agents of the Housing Commission or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet cause's harm to any person, the pet's owner shall be required to immediately and permanently remove the pet from the Housing Commission's property. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violates any other conditions of this policy may be required to remove his/her pet from the development within 10 calendar days of written notice from the Housing Commission. The pet owner may also be subject to termination of his/her dwelling lease.

During certain times of the year, the AHC contracts to have the lawns fertilized. The materials used to fertilize can cause sickness to pets and to humans. The AHC alerts all residents when fertilizing will take place and indicates that pets and humans should not be on the grass until the application has dried. As the owner of a pet, you agree to hold the AHC harmless and take full responsibility for your pet and your actions should you allow your pet on the grass after fertilizing and the pet becomes ill.

VISITING PETS

Title: AHC –Pet Policy
Introduced: 03/16/2020
Adopted: 07/01/2020
Res. No.: 2020-02

No visiting pets shall be permitted on Housing Commission property. Pet sitting is prohibited. Failure to comply will be considered a lease violation and could result in eviction.

REMOVAL OF PETS

Any and all expenses incurred will be the responsibility of the pet owner.