

**ST. CLAIR HOUSING COMMISSION
PET POLICY
(PUBLIC HOUSING)**

EXCLUSIONS

This policy does not apply to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities. These 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 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 SCHC 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 SCHC 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 SCHC 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 SCHC 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 SCHC; or
- C. Fundamentally alter the nature of the SCHC's operations.

PET OWNERSHIP

The St. Clair Housing Commission will allow for reasonable pet ownership in all of the buildings designated controlled by the Commission.

Title:	SCHC – Pet Policy
INTRODUCED:	<u>03-17-2020</u>
ADOPTED:	<u>07-01-2020</u>
RES. NO.	<u>2020-02</u>

The ownership does require pre-approval of the St. Clair Housing Commission. Residents are fully responsible for any damages caused by the pet, including the cost of any clean-up, fumigation, carpet cleaning, lawns, yards and all common spaces. In exchange for this privilege, pet owners assume full responsibility for liability for the pet and agrees to hold the St. Clair 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 SCHC.

APPROVAL

No resident can maintain, own, watch or control any pet without the approval of the St. Clair 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 keep a good housekeeping record. Rent payments should show a good payment history.

The St. Clair Housing Commission reserves the right to enter and inspect the unit after reasonable notice to the tenant and during reasonable hours only if the St. Clair 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 St. Clair Housing Commission will allow only domesticated animals that are traditionally kept in the home for pleasure rather than for

Title:	SCHC – Pet Policy
INTRODUCED:	<u>03-17-2020</u>
ADOPTED:	<u>07-01-2020</u>
RES. NO.	<u>2020-02</u>

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 of St. Clair 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 St. Clair 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.

No animals may exceed 20 pounds in weight projected to full adult size. Pets kept in aquariums may not exceed 20 gallon maximum size.

INOCULATIONS

In order to be registered, pets must be inoculated against rabies (over 4 months old) and other conditions prescribed by state and local ordinances. Applicants must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements for their pet. A certification signed by a licensed Veterinarian or state or local official must be submitted annually to attest to the inoculation requirements.

PET DEPOSIT & FEES

A maximum pet deposit of One Hundred Fifty and no/100 (\$150.00) Dollars. 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 SCHCSHC. 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.

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

Title:	SCHC – Pet Policy
INTRODUCED:	<u>03-17-2020</u>
ADOPTED:	<u>07-01-2020</u>
RES. NO.	<u>2020-02</u>

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 RESIDENT

Any resident who owns or keeps a pet in their unit will be required to pay all associated costs, charges, fees, etc. as a result of any damages, infestations, exterminations, etc. The Housing Commission reserves the right to act to solve any such problems and charge the resident any and all charges.

NUISANCE OR THREAT TO HEALTH AND 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 SCHC. 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 under a person's control at all times when outside (no outdoor cages, pens, coups, houses or runs may be constructed). Pets will be allowed only in designated areas on the grounds of the property. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

Title:	SCHC – Pet Policy
INTRODUCED:	<u>03-17-2020</u>
ADOPTED:	<u>07-01-2020</u>
RES. NO.	<u>2020-02</u>

With the exception of assistive animals, no pets shall be allowed in the community rooms, community room kitchen, laundry rooms, public restrooms, lobby or office's at any public housing site.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be prohibited from certain wings or floors of the building. This shall be implemented based on demand for this service.

MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 24 hours. If the pet is left unattended and no arrangements are made for its care, the Housing Commission will have the right to enter the premises and take the un-cared pet to be boarded at the local animal control or Humane Society.

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 facility.

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 may not be bred or used for commercial purposes.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

All birds must be provided with and in a cage when outside of the owner's dwelling.

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.

Title:	SCHC – Pet Policy
INTRODUCED:	<u>03-17-2020</u>
ADOPTED:	<u>07-01-2020</u>
RES. NO.	<u>2020-02</u>

If the pet causes 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 the dwelling lease.

A pet owner that has violated any other conditions of this policy may be required to remove the pet from the development within 10 calendar days of written notice from the Housing Commission. The pet owner may be subject to termination of the dwelling lease.

The Housing Commission's Grievance Procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Pet owners must supply a picture of the pet at the time of application.

VISITING PETS

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.