

PORT HURON HOUSING COMMISSION

PET POLICY

(PUBLIC HOUSING FAMILY AND SENIOR)

In compliance with Section 227 of Title II of the Housing and Urban Rural Recovery Act of 1983, the Housing Commission adopts this policy with the conditions and guidelines under which pets will be permitted including but not limited to any municipal ordinances relating to dogs, cats, pets, etc. This policy is to be adhered to at all times.

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

The ownership does require pre-approval of the Port Huron 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 Port Huron 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 PHHC.

Requirements

Residents with pets will be expected to be responsible pet owners and shall adhere to the following rules:

1. No guest shall be allowed to bring pets on the premises. Residents will not be permitted to pet-sit or house a pet without fully complying with this policy.
2. Housing, feeding or otherwise caring for stray, feral or wild animals is strictly prohibited.
3. Fish will be limited to one tank or aquarium, not to exceed twenty (20) gallons in capacity.
4. Pets must not exceed twenty (20) pounds at full maturity.
5. Animals shall not be kept, bred, or used for any commercial purpose.
6. Only one (1) common household pet will be allowed per apartment.
7. All cats and dogs shall be spayed or neutered by six (6) months of age unless a veterinarian deems the procedure medically unsafe.
8. Pets shall be confined to the pet owner's unit and shall not be allowed to roam free or left unattended and/or tethered on patios. Pets must be under the control of their owners at all times. All animals must be on a leash (no more than 6 feet in length) or in an appropriate animal carrier when outside of the resident's apartment.
9. Pets are not allowed in the lobbies except when leaving or entering the building. All other common areas are off limits to pets.
10. Pets may be barred from the premises when the animal or its care create a

threat to the health and safety of others, infringe on residents' rights to peaceful enjoyment of the building and its amenities and/or there are repeated incidents of property damage. Examples of when a pet can be barred include, but are not limited to:

- a. Dangerous or vicious behavior such as biting, jumping or lunging
 - b. Oozing or open wounds that remain untreated by a veterinary professional
 - c. Untreated insect infestations such as fleas and/or ticks
 - d. Consistent and/or unaddressed unsanitary conditions or noxious odors due to unsanitary upkeep of the animal's care such as uncleaned litter boxes, animal feces or urine inside the resident's apartment, etc.
 - e. Repeated incidents of property damage caused by the pet
 - f. Repeated incidents of animals making noise for a period of ten minutes incessantly or for two hours or more intermittently, no matter the time of day or night
 - g. Repeated incidents of the pet being in common areas while not under the complete physical control of a responsible human companion and on a held a held leash of no more than six (6) feet in length.
11. The cost of fumigation required as a result of insect infestation will be assessed to the resident.
 12. Litter boxes must be provided for cats. Cats are not permitted to excrete anywhere in the building other than litter boxes. Owners must separate the cat's waste and/or clean out the litter box routinely in order to prevent noxious odors and unsanitary living conditions. Litter may not be disposed of in toilets, but must be in a plastic bag, tied securely and deposited in the dumpster.
 13. Dogs are not permitted to excrete anywhere in the building and must be taken outside on a regular basis. Training pads may not be used as an alternative to taking the dog outside. Owners will be responsible for immediately removing feces dropped anywhere on the property, unless other pre-approved reasonable accommodations have been made. Animal excrement must be disposed of in the dumpster. The PHHC may impose a waste removal charge of \$5 per occurrence.
 14. No doghouses are allowed on PHHC property. The resident shall make no modifications to the apartment for a pet unless approved by the PHHC under a Request for Reasonable Accommodation.
 15. Owners are responsible for damage caused by their pet. Examples of damage include, but are not limited to:
 - a. Stained or soiled flooring due to the excrement of the pet
 - b. Damaged, chewed or scratched walls, baseboards, trim, cabinets, flooring, etc.
 - c. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy animal-caused damage.
 16. Every resident with a pet must maintain up-to-date documentation with the PHHC office as defined in this policy.

APPROVAL

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 Port Huron Housing Commission reserves the right to enter and inspect the unit after reasonable notice to the tenant and during reasonable hours only if the Port Huron 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 Port Huron 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 of Port Huron 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 Port Huron 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.

INOCULATIONS

In order to be registered, pets over 6 (six) months old must be inoculated against rabies and other conditions prescribed by state and/or local ordinances. Tenants

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, as well as a Fifteen and no/100 (\$15.00) Dollar on-going monthly nominal fee for family sites only, are 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 monthly rental rate at the time the pet deposit assessed. Therefore, the Pet Deposit will be individually determined based on each resident's monthly rental rate (MCL 554.602). 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 PHHC. 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.

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 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 PHHC. 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.

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.

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.

At certain times of the year, the Housing Commission contracts with licensed professionals to provide lawn fertilization and interior/exterior pest control services. The products used during these treatments may be harmful to pets and humans if contact occurs before the application has fully dried.

Residents will be notified in advance of scheduled fertilization or pest control treatments. During these times, residents, children, and pets must remain off treated grass areas until the application has completely dried.

Pet owners are responsible for the care and supervision of their animals at all times. By allowing a pet onto treated areas after fertilization, the resident assumes full responsibility for any illness, injury, or damages that may occur and agrees to hold the Housing Commission harmless.

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

The Housing Management or an appropriate community authority shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Housing Management has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.