



**SUPPORTIVE HOUSING SERVICE ANIMAL AND ASSISTANCE ANIMAL POLICY**

This policy discusses situations under which permission for a service animal or an assistance animal may be denied, and also establishes standards for the care of service and assistance animals. Neither service animals nor assistance animals are pets, and thus, are not subject to the PHA’s pet policies.

**Approval of Service Animals and Assistance Animals**

For an animal to be excluded from the pet policy and be considered a service animal, it must be a trained dog, and there must be a person with disabilities in the household who requires the dog’s services.

For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and the PHA approve a reasonable accommodation.

**Care and Licensing**

Residents must care for and license service animals and assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Animals must be maintained within the resident's unit.

Animals must be under the control of the resident or other responsible individual at all times, leashed or not, and must not be allowed to make unwanted contact with other residents, guests, Homes for Good staff, or contractors.

Residents must ensure that animals do not pose a direct threat to the health, safety, or peaceful enjoyment of the property of other residents, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

Each animal owner shall be responsible for adequate care, nutrition, exercise and medical attention for their animal.

Each animal owner shall be responsible for appropriately training and caring for their animal to ensure that the animal is not a nuisance or danger to other residents and does not damage PHA property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.

**Noise**

Animal owners must agree to control the noise of animals so that their noise is not a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or property. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

**Cleanliness**

The animal owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an appropriate receptacle.

The animal owner shall take adequate precautions to eliminate any animal odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Animal owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

**Alterations to Unit**

Animal owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of animal doors is not allowed.

<p><b>Responsible Parties</b></p> <p>The animal owner will be required to designate a responsible party for the care of the animal if the health or safety of the animal is threatened by the death or incapacity of the animal owner, or by other factors that render the animal owner unable to care for the animal.</p> <p>A resident who cares for another resident's animal must notify the PHA and sign a statement that they agree to abide by all animal rules.</p> <p><b>Animal Removal</b></p> <p>If the death or incapacity of the animal owner threatens the health or safety of the animal, or other factors occur that render the owner unable to care for the animal, the situation will be reported to the responsible party designated by the animal owner.</p> <p>If the responsible party is unwilling or unable to care for the animal, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate state or local agency and request the removal of the animal.</p>	<p><b>Emergencies</b></p> <p>The PHA will take all necessary steps to ensure that animals that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.</p> <p>If it is necessary for the PHA to place the animal in a shelter facility, the cost will be the responsibility of the animal owner.</p> <p>If the animal is removed as a result of any aggressive act on the part of the animal, the animal will not be allowed back on the property.</p> <p><b>Animal-Related Damages</b></p> <p>Residents will immediately notify PHA of any personal injury or property damage caused by the animal.</p> <p>All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the animal on the property will be the responsibility of the resident, including:</p> <ul style="list-style-type: none"> <li>• Cost of repairs and replacements to the resident's dwelling unit</li> <li>• Fumigation of the dwelling unit</li> <li>• Repairs to common areas of the project</li> <li>• Cost of flea elimination</li> </ul> <p>If damages are discovered during occupancy, the resident will be billed using the policies for Maintenance and Damage Charges. If animal-related damages are discovered after the resident vacates, costs will be included in move-out charges.</p> <p>Charges for animal-related damage are not part of rent payable by the resident.</p>
<p><b>Withdraw Approval of a Particular Service or Assistance Animal</b></p> <p>When a resident's care or handling of a service animal or assistance animal violates these policies, the PHA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the PHA determines that no such accommodation can be made, the PHA may withdraw the approval of a particular service or assistance animal.</p>	

My signature below indicates that I have read, understood, and agree to this policy:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Homes for Good Signature: \_\_\_\_\_ Date: \_\_\_\_\_