

HOUSING AUTHORITY OF THE CITY OF FALLS CITY  
SECTION 8 NEW CONSTRUCTION (PIONEER PLAZA)  
PET OWNERSHIP RULES

Housing Authority residents are permitted to own and keep common household pets in their dwelling units pursuant to HUD Regulation 24 CFR Part 960. Tenant agrees to comply with all rules as provided and complete all registration requirements before bringing a pet onto the premises. This policy does not apply to assistance animals, service animals, support animals or therapy animals that are used to assist persons with disabilities and their owners.

Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities and to refrain from disturbing the neighbors.

1. Common household pet means a domesticated cat, dog, caged bird, fish in an aquarium, turtle or rodent, traditionally kept in a home for pleasure. These definitions do not include any wild animals, reptiles or undomesticated rodents.
2. No resident shall keep, raise, train, breed or maintain any pet of any kind, either inside or outside the dwelling unit, for any commercial purpose.
3. Each household is limited to one pet at a time, one bird cage or an aquarium not to exceed 10 gallon capacity.
4. Ownership of dogs is restricted to the following:
  - a. Weight of adult animal shall not exceed 30 pounds.
  - b. Height of adult animal shall not exceed 16 inches at shoulders.
5. Each owner of a cat or dog shall pay a deposit of \$300. The minimum initial deposit shall be \$50 at the time the pet is brought onto the premises. Gradual accumulation of the remaining deposit shall be paid in \$10 per month minimum increments. Tenant may pay increments greater than \$10 per month or the total deposit amount at one time if he or she chooses. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents where the pet owner lives. The Authority shall use the deposit only to pay reasonable expenses directly attributable to the presence of the pet. The Authority shall inspect the unit and refund any unused portion of the pet deposit within 14 days after the pet owner moves from the unit or no longer owns or keeps a pet in the unit. The owner of the pet is responsible for immediately reporting to the Housing Authority damages and repairs needed caused by the pet. The Housing Authority will bill the resident for repair of damages if the pet remains in the unit or will deduct from the pet deposit if pet no longer remains in the unit.
6. When registering a pet, the owner will provide the Authority with a signed agreement from an alternative custodian. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet in accordance with pet ownership guidelines, including, if necessary, the removal of the pet from Authority premises.
7. When registering a pet, the owner shall furnish written documentation that pet is licensed, all City codes have been met, certification from a licensed veterinary that said pet is disease free, has current inoculations, and in the case of a dog or cat, have been spayed and neutered and cat is declawed. Resident is responsible for updating information on an annual basis at the time of annual reexamination.
8. The pet owner shall house the pet inside the pet owner's unit. The pet owner shall keep a dog or cat on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird or rodent shall confine said pet to a cage at all times. No pet owner shall allow his or her pet to be tied, unleashed or loose outside the pet owner's dwelling unit at any time.
9. No pet, at anytime, shall be allowed in the lobby, laundry rooms, or community room of the Housing Authority.

10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, whining, biting, scratching, chirping, jumping up on and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the Authority shall do so and/or terminate the lease of the resident.
11. The owner of a cat or dog shall be required to feed the pet at least once per day. A dog shall be taken outside at least twice each day. A litter box for a cat must be provided in the unit. Litter boxes shall be cleaned every two days and animal droppings removed at least twice a day. The pet owner shall not allow waste to accumulate, become unsightly or unsanitary. All waste shall be placed in a sealable bag and deposited in an outside area as designated by the Housing Authority.
12. The pet owner shall keep the pet clean and take measures necessary to eliminate pet odors within and around the dwelling unit.
13. The owner of a pet shall immediately clean up all fecal droppings from Housing Authority property inside or outside, and dispose of as outlined in Paragraph 11.
14. No pet owner shall alter the dwelling unit or the exterior premises to create a space, hole, container or enclosure for any pet.
15. Authority staff shall enter a dwelling unit where a pet has reportedly been left untended for twenty-four hours. The Authority will make one attempt to contact the alternate custodian on the registration form prior to having the animal removed from the apartment. The Authority shall not, at any time, accept responsibility for care or protection of a pet.
16. All residents, including the elderly, handicapped and disabled, are prohibited from feeding, housing or caring for stray animals. Such action shall constitute having a pet without permission of the Authority.
17. Should any pet housed in the Authority's facilities give birth, the residents shall remove from the premises all of said pets except one within four weeks.
18. If a resident, including a pet owner, breaches any of the rules set forth above, the Authority may revoke the pet permit and/or evict the resident pet owner in accordance with the Housing Authority lease.