

# **HOUSING AUTHORITY OF CLACKAMAS COUNTY**

## **PET POLICY**

### **A. DOGS AND CATS**

The Housing Authority of Clackamas County (HACC) will permit Tenants to keep one dog or one cat in their unit. A Pet Agreement, signed by the Tenant and a Housing Authority representative, will be incorporated into the Public Housing Lease by reference. Tenants approved to have pets in their units must agree to abide by all rules in the Pet Agreement. Violation of any provision of the Pet Agreement may be grounds for removal of the pet, or termination of the pet owner's tenancy, or both, in accordance with HUD regulations, the Public Housing Lease and the Oregon Residential Landlord and Tenant Act.

The following requirements must be met:

1. A pet deposit as described in the Pet Agreement must be paid in full or, where allowed, a partial payment agreement must be entered into, prior to a Pet Agreement being executed.
2. The Pet Agreement must be executed prior to bringing the pet on the premises. The Pet Registration/Authorization form must be completed and submitted to the Housing Authority within 30 days of executing the Pet Agreement.
3. The maximum weight for a dog is set at thirty pounds. In the case of young animals, a weight estimate by a veterinarian would be acceptable documentation.
4. The Tenant must provide proof of the following:
  - a. Current license from Clackamas County
  - b. Inoculation against rabies
  - c. Inoculation against distemper
  - d. Inoculation against parvo virus
  - e. Neutered/spayed

All appropriate documentation will be kept in the tenant's file.

The HACC will make the final determination in approving which breeds of dog will be permitted.

The HACC may establish "pet" and "no pet" areas within housing authority sites and premises.

## **B. OTHER HOUSEHOLD PETS**

The following common household pets are allowed without Housing Authority approval: Fish (bowl or aquarium) -- not to exceed 20 gallons; caged birds (limit of two); turtles (limit of two); hamsters (limit of two). Hamsters, turtles and birds must be contained in appropriate enclosures and maintained in a safe and sanitary condition. To exceed these limits, or to bring another type of household pet onto the premises, prior Housing Authority approval must be obtained.

No birds of prey are permitted.

## **C. GENERAL PROVISIONS**

For those units classified as group homes, where three or four individual tenants live in one dwelling unit, the previously stated limits on number of pets apply to the unit as a whole and not to each tenant individually. In determining which tenant(s) will be allowed to have a pet, preference will be given based on the length of time in the unit, with the tenant in occupancy the longest given the first choice.

All pets must be kept inside the Tenant's unit at all times, unless cats or dogs are taken outside. In this event, they must always be kept on a leash and under the continuous and complete control of the owner or handler. Other pets that are to be transported outside the unit must always be carried in a proper cage or carrier. No outside cages, containers, perches, etc. may be constructed or used on Housing Authority property. No pet is allowed to be loose on the site or roadways or in surrounding areas.

In addition to other inspections permitted under the Lease, HACC staff may inspect a unit with a pet as often as required to ensure compliance with the Pet Agreement. The specific circumstances under which these inspections may be made are detailed in the Pet Agreement. Proper notification to the Tenant will be given in accordance with the Public Housing Lease.

HACC staff may enter a unit to remove or transfer an animal to the proper authorities (Clackamas County Dog Control) when it is for the protection of the pet or when there is a threat to the health or safety of others. Entry will be made in accordance with the Public Housing Lease.

If valid complaints are received by the HACC concerning a pet causing a problem, and these complaints are verified, an eviction notice shall be given, in accordance with the Public Housing Lease and the Oregon Residential Landlord and Tenant Act. All Tenants having a dispute about pet problems are eligible to use the HACC Grievance Procedure.

Tenants shall not take care of pets for other persons, shall not allow their guests to bring pets onto the project and shall not feed or provide water for stray animals.

A disabled person requiring a service animal for purposes of reasonable accommodation will be governed by the Service Animal Agreement and by this policy, with the exception of the pet deposit requirement, the pet weight limitation and the restriction of not allowing animals in common areas. Housing Authority approval of a service animal and execution of a Service Animal Agreement will be required. Please contact your Occupancy Specialist for this information.

The HACC may amend the Pet Policy and Pet Agreement when necessary to meet HUD regulations, State and Local laws and the concerns of the Housing Authority.