

Pet Policy

Since HUD required the adoption of a Pet Policy by every Public Housing Authority in its QWHRA Regulations in 1999, the CHA created a policy but has not made any revisions to its Pet Policy since it was implemented. A recent development in public policies on the use of Assisted Animals in public areas has resulted in the CHA currently reviewing its Pet Policy. If the CHA recommends revise the Pet Policy, it will be reviewed by the Resident Advisory Board and then presented to the CHA Board of Commissioners. Any discussion on this topic will be included in the Public Hearing for the Plan on April 12, 2018.

**THE HOUSING AUTHORITY OF
THE CITY OF COLUMBIA, SOUTH CAROLINA**

BOARD APPROVED: 2/15/01

EFFECTIVE: IMMEDIATELY

PET POLICY

EXCLUSIONS

This policy of the Housing Authority of the City of Columbia, SC, hereinafter referred to as the CHA, does not apply to animals that are used to assist persons with disabilities. Assistive 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. The Columbia Housing Authority will allow for pet ownership in projects or buildings.

PETS IN ELDERLY HOUSING

The Columbia Housing Authority will allow for pet ownership in projects or buildings. However, due to limited structural and ground accommodations, ownership of dogs is prohibited in the following buildings:

- A. Marion Street High-rise
- B. Arrington Manor
- C. Oak-Read High-rise
- D. Rosewood Hills

APPROVAL

Residents must have the prior approval of the community manager before moving a pet into their unit. Residents must request approval on the Columbia Housing Authority Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. A photo of the pet will be taken and placed in the resident's file. The manager will schedule the resident to attend a Pet Ownership orientation class. Failure to attend the class will result in immediate denial for pet ownership.

If the request is denied, the resident may request an appeal through the Director of Public Housing.

TYPES AND NUMBER OF PETS

The Columbia Housing Authority will allow only certain domesticated dogs, cats, birds, and fish in units. No animal may exceed 20 pounds in weight. All dogs and cats must be neutered.

The following animals will not be allowed in public housing units:

- rodents
- snakes, reptiles and arachnids
- pigs, rabbits and ferrets
- wild fowl
- the following breeds of dog: chow, pit bull, doberman pincher, and German shepherd
- non-domesticated dogs or any that are part wolf
- any animal outlawed by the City of Columbia
- any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs;

Only one (1) pet per unit is allowed, except for fish and visiting pets (see Section 18.10).

INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. The resident must provide proper documentation from a veterinarian of the procedure. If the pet is not old enough to be neutered, the resident must provide proper documentation from a veterinarian indicating when the procedure will be available.

PET DEPOSIT

A pet deposit of \$150 is required at the time of registering a pet. The Columbia Housing Authority will waive the pet deposit for fish tanks under 20 gallons. This fee must be paid in full when the pet is acquired. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Columbia Housing Authority reserves the right to exterminate the unit and charge the resident.

NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a ~~man~~ manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

Repeated substantiated complaints by neighbors or Columbia Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or the CHA will evict the resident.

DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will not be allowed to keep pets outside on chains or in cages. Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

VISITING PETS

When the Columbia Housing Authority approves a guest in a public housing unit, the guest may be allowed to bring a pet, only for the duration of the stay, if approved in advance by the CHA. Pets must meet the size and type criteria outlined above. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. Visiting pets must be contained. Any violation of this policy will require the tenant to remove the visiting pet.

REMOVAL OF PETS

The Columbia Housing Authority, 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. Failure to remove pet will be grounds for eviction.

If a pet dies, the resident may not dispose of the pet's body on CHA property, including burial or by using dumpsters. Residents may call the City of Columbia for assistance in the removal of pet.

INSPECTIONS

The Columbia Housing Authority reserves the right to inspect any unit with pets at any time.

EFFECTIVE DATE

This policy is effective January 1, 2000.