

MEDFORD HOUSING AUTHORITY

121 RIVERSIDE AVENUE
MEDFORD, MASSACHUSETTS 02155

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PET-POLICY AGREEMENT

I have received my copy of the Medford Housing Authority's Pet Policy.

I own a pet and I will abide by the conditions and restrictions outlined in the policy.

Signed _____

Date _____

I do not have a pet at this time. If in the future I decide to obtain a pet I will inform the Medford Housing Authority.

Signed _____

Date _____



EQUAL HOUSING OPPORTUNITY

MEDFORD HOUSING AUTHORITY

121 Riverside Ave.
Medford, MA 02155
Telephone (781),396-7200-

The Medford Housing Authority REQUIRES all tenants who own pets to designate a person to act as caretaker of the pet(s). This caretaker will be responsible for caring for the pet (specifically feeding, cleaning, providing exercise and medical care) in the event the tenant is unable to due to sickness, hospitalization, death, or any event that would leave the pet unattended. This caretaker also agrees to take and provide a suitable home for the pet in the event the tenant is no longer able to do so.

Name/Address of Tenant _____

Name/Type of Pet _____

Name/Address/Phone No. of Caretaker: _____

Tenant Statement: I, _____ hereby designate
_____ as the caretaker for the pet(s) I have now or will in
the future.

.(Tenant)

(Date)

Caretaker Statement: I, _____ agree to act as caretaker
according to the-description listed above for the pets) belonging to _____

I understand that the Medford Housing Authority may call on me to become caretaker as soon as they are aware of an unattended pet(s) and I will respond immediately.

(Caretaker)

_____ (Date).

MEDFORD HOUSING AUTHORITY PET POLICY

The following regulations governing animals on MHA property (Federal) have been developed in compliance with the Quality Housing and Work Responsibility Act of 1998. Also considered, are the safe and humane treatment of pets-and the quality of life issues of MHA residents and neighbors.

Residents of the MHA who wish to keep common household pets must notify the Authority in writing. An MHA Pet Policy Agreement must be signed by the Resident and approved by the Authority before animals_ are allowed On Housing Authority property. Only one pet, of each type; is allowed per apartment with a maximum of-two(2) pets:

Each Resident Pet Owner must provide the name, address, and phone number of the veterinarian responsible for the pet's health care along with a photo of the pet, pet license, rabies tag, and proof of spaying or neutering. A pet must be at least six months of age with all stated requirements satisfied before the pet is approved/allowed on MHA Property. A personal liability insurance- policy is strongly recommended by the MHA for all pet owners.

Resident Pet Owner's responsibilities include but are not limited to:

- Maintaining his/her pet responsibility and in-accordance with applicable state and local public health, animal control and animal and-cruelty laws and. regulation in accordance with the MHA pet policy.

Providing adequate care for the pet at all times.
- Registering his/her pet with the Authority along with an identifying description, of the animal and the adult household member who will be primarily responsible for the animals' care.
- Assuring his/her pet does not exceed eighteen (18) pounds by adulthood. - Cats are exempt from this requirement
- Immediately cleaning up the animal feces of his/her pet inside the apartment or _on any other MBA property and placed in a plastic bag and then in the trash barrels. Failure to clean up as required will result in a 8101100 fine, or any fine imposed by City-ordinance, whichever is-strictier.

- Keeping pets restrained on a leash at all times when outside of the housing unit and on MHA property. Pets are not to be leashed or tied to any MHA fences, buildings, railings, clotheslines poles, or the like. A pet -leash is not to exceed five (5) feet in length.
- Assuring his/her pet does not annoy other tenants or neighbors by excessive barking or other noise.
- Keeping his/her pet free of pests, such-as ticks or fleas, A Resident-Pet Owner will be responsible for any extermination required as a result of his/her pet.

Assuring his/her pet is not left unattended outside of an apartment on MHA property at any time. Pets are not to be left unattended in an apartment for more than a twelve-hour period:

Providing the name of the household member who can and will return home if the animal experiences distress or causes a disturbance when left alone. The Resident Pet Owner is responsible for providing adequate care of the pet at all times

Reporting all animal bites to the Authority Office and Police Department immediately.

- The regular removal and replacement of litter used in litter-boxes or in portable animal enclosures within the dwelling unit so as to comply with all health requirements.
- Complying- with all housing authority requirements-and city laws; regulations, and ordinances relating to pet ownership, pet restraint, and pet cleanup,,-wichever agency requirements are more stringent

Common household pets are as follows:

- Dogs, cats, birds, or fish Other than cats or dogs, birds must have suitable cages; Fish tanks may not be larger than 20 gallons and only one fish tank is allowed per household.

Common household pets do not include:

- a Animals-who would be allowed to produce offspring for sale.

Wild animals, feral animals, and any other animals who are unamenable to routine human handling or who pose a threat to children and the elderly, such as ferrets,

foxes, skunks, squirrels, coyotes and groundhogs. These animals are not to be fed or welcomed on MHA property.

® Insects or reptiles, such as snakes, turtles, lizards, and iguanas who pose a significant risk of salmonella or other danger to those who handle them or are exposed to them-

- Animals of species commonly used or found on farms, such as ducks, baby chicks, chickens, or potbellied pigs.

Non-human primates, such as monkeys.

® Pigeons, doves, mynah birds, psittacoses birds, and birds-of other species that are-host to the organisms causing psittacosis in humans. Pigeons, doves. Seagulls are not being fed on MHA property.

Vicious animals as defined by city ordinance, state law, and/or insurance providers.

- Dogs such as Pit Bulls/Staffordshire Terriers, Rottweiler, Chow, Boxer breeds; German Shepherd, and Doberman Pinscher, and/or dogs of similar temperament. These are not allowed on MHA property.

The responsibility of Management in dealing with quality-of-life issues for public housing residents include but are not limited to:

Protecting the health, safety; and quiet enjoyment of public housing residents in a relatively dense housing environment where a companion animal may be allowed.

Informing a Resident Pet Owner, in-writing, of any allegations of violations of the-MHA Pet Policy.

- Prohibiting the keeping of any animal on MHA property by any resident who is charged with or has been-convicted of cruelty to an animal;
- The strict enforcement of the MHA Pet Policy up to and including the right of Management to seek impoundment and sheltering of any animal found to be in violation of MHA rules, pending resolution of any dispute regarding such violations.

- Enforcing the prohibition of keeping any dog in any dwelling unit contained in a building structure that is not contiguous with- an outdoor common area measuring at least four hundred (400) square feet in area.
- Accepting a written request for a second animal only if the-animal is compatible with the first and only if the dwelling unit has an area spanning at least seven hundred (700) square feet.
- The annual review by each retrospective Property Manager with the Resident Pet Owner of:
 - Each animal's registration, if- applicable, including a copy of the annual veterinary examination.
 - Documentation of current rabies vaccination
 - Copy of the license issued by the City of Medford.
 - Name and telephone number of the-veterinarian who provides care- to- the animal, and the two caretakers for the pet who may be contacted if the resident is unavailable.

If a pet constitutes an immediate, serious threat to health or safety, Management may have the pet removed immediately.

Whenever it is reasonably determined that-a-pet constitutes a non-immediate threat to- the health or safety of public housing residents; or otherwise creates a nuisance which disturbs the rights, comfort, peace, and quiet enjoyment of other-residents, or if-the owner of the pet becomes incapacitated or unable to care for `the pet, after-receipt of a written demand from Management, the Resident Pet Owner may request a meeting with the Authority.

Management may make a reasonable determination as to-whether the pet is a threat to the health or safety of the public housing residents or caused a nuisance which disturbs the rights, comfort; peace, and quiet enjoyment of public housing residents_ and take appropriate remedial action, Management may also make the reasonable determination whether the Resident is able care for the pet.

All residents of the Medford Housing Authority who- are eligible under HUD's Final Rule to keep a pet, will demonstrate that they have-the physical, mental and financial capability to care for the pet (unless otherwise necessary as a reasonable accommodation to a person with a disability) as long as they abide by the conditions and restrictions outlined in the policy.