

# DRAFT

## RESOLUTION 17-01

### **TO ADOPT FINAL REGULATIONS TO PERMIT RESIDENTS LIVING IN ELDERLY AND/OR DISABLED-ONLY LOW-INCOME PUBLIC HOUSING TO OWN COMMON HOUSEHOLD PETS**

WHEREAS, the District of Columbia Housing Authority (DCHA) administers the Housing Choice Voucher Program (HCVP) and Low-Income Public Housing (LIPH) in the District of Columbia; and

WHEREAS, the Department of Housing and Urban Development requires that DCHA permit residents living in elderly and/or disabled-only LIPH housing to own common household pets; and

WHEREAS, DCHA wishes to allow residents living in elderly and/or disabled-only LIPH properties to own common household pets; and

WHEREAS, Section 6-203(12) of the District of Columbia Housing Authority Act of 1999, as amended (the "Act"), empowers the District of Columbia Housing Authority ("DCHA") to adopt and implement administrative procedures in compliance with District of Columbia's Administrative Procedures Act;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the District of Columbia Housing Authority that the amendments of Title 14 (Housing) of the District of Columbia Municipal Regulations (DCMR), Chapter 61 (Public Housing: Admission and Recertification) and the repeal of Section 6211 (Pet Ownership in Public Housing) of Chapter 61 (Rent Calculations), attached hereto, be adopted as proposed as Final Regulations, as demonstrated in Exhibit A.

**Resolution 17-01**

To Adopt Final Regulations to Permit  
Residents Living in Elderly and/or  
Disabled-Only Low-Income Public  
Housing to Own Common Household Pets

**EXHIBIT A**

6126 PET OWNERSHIP IN PUBLIC HOUSING

6126.1 Pets Generally Prohibited. Except as provided in § 6126.2 and § 6126.3, pets are generally prohibited at DCHA properties. This policy does not apply to Service or Assistance Animals that reside in public housing units as a reasonable accommodation under 14 DCMR § 7409.

6126.2 Prior Pet Ownership. Residents who own a pet at any DCHA property prior to May 1, 2005 may continue to own a pet that is otherwise not prohibited under § 6126.3, provided the resident complies with the requirements of § 6126.3(a), (b), and (c). Residents who currently own a pet as of February 8, 2017, at a senior and/or disabled-only property may continue to own the pet provided they are compliant with these regulations within ninety (90) days of implementation, excluding § 6126.3(a)(5).

6126.3 Elderly-only and Disabled Housing Properties. Residents residing at these properties shall be permitted to own pets in accordance with the following provisions:

(a) Animal Limitations.

(1) Only domesticated animals that are commonly kept as household pets, such as a dogs, cats, birds, rodents, fish, or turtles, are permitted. The term “common household pet” shall not include reptiles, other than turtles.

(2) A resident is permitted to own a maximum of two (2) pets. A reasonable number of fish or other animals appropriately kept in an aquarium or cage shall be considered one (1) pet. The two (2) pet maximum does not include Service or Assistance Animals that reside in the unit.

(3) Aquariums that do not exceed twenty (20) gallons will be permitted if properly registered.

**Resolution 17-01**

To Adopt Final Regulations to Permit  
Residents Living in Elderly and/or  
Disabled-Only Low-Income Public  
Housing to Own Common Household Pets

(4) Residents with more than one (1) registered aquarium must keep the aquariums in separate rooms.

(5) Residents may not own a dog that is expected to exceed forty (40) pounds and twenty (20) inches in height at maturity. Dogs expected to exceed this weight and height at maturity are only permitted if they are:

- (i) Approved as a Service or Assistance Animal in accordance with Chapter 74 of this Title as a reasonable accommodation; or
- (ii) Otherwise are eligible under the prior ownership provisions of § 6126.2.

(b) Registration Requirements. Residents must comply with and meet the following requirements to qualify for pet ownership:

- (1) Maintain good standing with their lease;
- (2) Register the animal or the contents of an aquarium or cage with the property manager;
- (3) Provide updated registration for the animal annually;
- (4) Provide proof that the animal has been inoculated in accordance with applicable local laws;
- (5) Provide proof that an animal older than six (6) months has been spayed or neutered unless the resident provides certification from a licensed veterinarian that such procedure would jeopardize the medical well-being of the pet;
- (6) Pay a refundable pet ownership fee in monthly installments, limited to cats and dogs, as reflected in the DCHA Schedule of Maintenance Charges; and
- (7) Execute and abide by the Pet Policy lease addendum providing for the proper care and maintenance of the animal and the unit in accordance with DCHA rules and policies. Failure to abide by the Pet Policy will be considered a violation of the lease.

**Resolution 17-01**

To Adopt Final Regulations to Permit  
Residents Living in Elderly and/or  
Disabled-Only Low-Income Public  
Housing to Own Common Household Pets

(c) **Ownership Responsibilities.** Residents approved for pet ownership must abide by the following conditions, as well as DCHA's Pet Policy:

- (1) The resident shall be responsible for paying for services related to any pet-related rodent and/or insect infestation, as well as any pet-related property damage, in their unit. The resident shall keep the apartment in a sanitary condition at all times and is responsible for keeping the surrounding areas free of pet odors, waste, and litter.
- (2) The resident shall store all pet food in sealed containers.
- (3) The resident shall be responsible for ensuring the rights of other residents to peace and quiet enjoyment, health, and/or safety are not infringed upon or diminished by a pet's noise, odors, waste or other nuisance.
- (4) The resident shall continuously provide the proper maintenance and care for the pet.

ADOPTED, by the Board of Commissioners of the District of Columbia Housing Authority and signed in authentication of its passage the 8<sup>th</sup> day of February, 2017:

ATTEST:

APPROVAL:

\_\_\_\_\_  
Adrienne Todman  
Executive Director/ Secretary

\_\_\_\_\_  
Terri Thompson  
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Kenneth S. Slaughter  
General Counsel