

YUROK INDIAN HOUSING AUTHORITY



PET POLICY

Purpose

To ensure the health and safety of our tribal member residents, YIHA staff members and all other person(s) who may come into contact with a resident's pet(s); maintain a safe and sanitary living environment for existing and prospective tenants; and protect and preserve the physical condition of the housing units and YIHA's financial interest in it

As of June 2nd, 2009, YIHA's units (low rent & mutual help) are to be pet free, except for dogs certified as Seeing Eye dogs for vision impaired tenants and household members or dogs that are certified assistance dogs for disabled tenants and household members. A maximum of two (2) animals that were in rental and mutual help homes on or before June 2, 2009 ("current pets"), will be allowed to remain. At the time they pass away or are permanently removed from the home for any reason, current pets will not be allowed to be replaced. No Pets will be allowed for breeding purposes, whatsoever. All current pets must be registered with YIHA within 10 days of notification to provide registration and proof of insurance and vaccinations.

Vaccinations

The Yurok Indian Housing Authority Pet Policy shall require pet owners to have their pet vaccinated in accordance with State and local laws.

Sanitary Standards

Pet owners may only allow their pet to deposit waste within the designated grounds of their housing unit. Pets may not be allowed to deposit waste in another resident's yard. If walking their pet (on a leash) the pet owner must properly dispose of all pet waste. The pet owner must also periodically dispose of all removable pet waste from their yard to maintain sanitary and pleasant conditions. Owners of pets using litter boxes must change the litter in the pet's litter box at least once per week. The used litter must be properly disposed of and collected, with the rest of the tenant's garbage, at least once a week.

Pet Restraint

The Yurok Indian Housing Authority Pet Policy will require all pets be appropriately and effectively restrained and under the control of a responsible individual while outside of the resident's unit and unit grounds. **Pets will be restrained while maintenance work is being done.**

Registration

The Yurok Indian Housing Authority Pet Policy shall require pet owners to register all pets before bringing their pets onto YIHA premises and must update the registration annually.

Ordinances

The Yurok Indian Housing Authority Pet Policy shall require pet owners to comply with all City, County and Yurok Tribal Animal Ordinances.

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1. **Registration Must Include:**
2. A certificate of vaccination signed by a licensed veterinarian (or a designated agent of such an authority) stating that the pet has received all vaccinations required by State and local law.
3. Information sufficient to identify the pet and to demonstrate that it is a common household pet.
4. The name address and telephone number of one or more person(s) who will care for the pet if the owner dies, becomes incapacitated or is otherwise unable to care for the pet.
5. **The Yurok Indian Housing Authority Pet Policies may require the pet owner to provide additional information necessary to ensure compliance with any discretionary rules and to sign a statement indicating that he/she has read the Pet Policies and agrees to comply with them.**
6. **The Yurok Indian Housing Authority shall have the authority to refuse to register a pet if:**
 - a. The pet is not a common household pet; common household pets include cats, dogs, guinea pigs, gerbils, hamsters, small caged birds and fish.
 - b. No exotic pets allowed.
 - c. The keeping of the pet would violate any applicable house pet rules;
 - d. The pet owner fails to provide complete pet registration information or fails to annually update the registration;
 - e. The YIHA reasonably determines, based on the pet owner's habits and practices, that the pet owner will be unable to keep the pet in compliance with the Pet Policies and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective pet owner's ability to comply with the pet rules and other lease obligations.
 - i. **Under YIHA's insurance policy, dogs are uninsurable. For all dogs, the owner has 30 days from July 1th, 2009 to provide proof of insurance or to remove the pet from the premises.**
 - ii. **Failure to comply will result in eviction.**
7. **The Yurok Indian Housing Authority Pet Policies shall require the YIHA to notify the pet owner if registration of a pet is refused. The notice shall state the basis for the YIHA actions and shall be served on the pet owner at his or her residence address by personal delivery or regular first class mail. The notice of refusal to register a common household pet may be combined with a notice of pet violation.**
8. **The Yurok Indian Housing Pet Policy shall apply to all Tenants who are participating in the Rental Program and to homebuyers under MHOA's.**
9. **The Board of Commissioners retains the Right to designate any YIHA community as a no pet community.**

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C*E*R*T*I*F*I*C*A*T*I*O*N

This is to certify the Pet Policy of the Yurok Indian Housing Authority was approved at a duly called meeting of the Board of Commissioners on March 1, 2011 at which a quorum was present, and was adopted by a vote of 6 For, 0 Against, 1 Abstentions, 0 Not Present.



Betty Brown, Chairperson
Yurok Indian Housing Authority Board of Commissioners

ATTEST:



Kerri Malloy, Secretary
Yurok Indian Housing Authority Board of Commissioners