

RULES FOR PET OWNERS

The following rules are established to inform tenants and prospective tenants of the Housing Authority's Policy for Pets and Assistive Animals on properties owned and operated by the Housing Authority of the City of Alameda.

Tenants with pets and assistive animals must comply with the following:

All pets must be registered with the Housing Authority.

1. According to California law, residents 60 years of age and over may have pets. The Housing Authority may make exceptions to these rules for animals used to assist the handicapped.

At Esperanza, pets are allowed for non-senior residents who obtained permission to have a pet prior to August 21, 2009.

2. A list of Rules for Pet Owners shall be signed by the tenant and made a part of the lease prior to bringing any pet onto the premises. The tenant must also provide proof the pet has received all required inoculations and that the pet has been licensed in accordance with State and local law.
3. At Independence Plaza only, pets are allowed on all four floors of Building 707 and all three floors of Building 705. Dogs are limited to the first floor of both buildings. Pets are not permitted in Building 703.
4. A maximum of two pets is permitted, except that an aquarium counts as one pet.
5. Only domesticated dogs, cats, birds and aquariums are permitted provided they are of such a size as to be suitable for the dwelling:
 - a. Dogs and cats must weigh less than 20 pounds when fully grown.
 - b. No birds of prey, or other dangerous animals as defined by the City of Alameda, may be kept.
 - c. Aquariums may be no larger than 40 gallons
 - d. No ducks, geese, chickens, pigeons or doves are permitted.
6. Pets are allowed in common areas such as the lobby and hallways only to enter or exit the building. In order to avoid residents feeling threatened or fearing allergic reactions, pets are not permitted in any non-pet building including 703 Atlantic Avenue, even when picking up mail. Pets are not allowed in the community rooms.
7. Pets shall be leashed or otherwise appropriately and effectively restrained and under control in the common areas.
8. Tenants are prohibited from feeding stray animals. Feeding strays shall constitute having a pet without permission from the Housing Authority.

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9. A pet deposit of \$150.00 will be charged for each pet. This deposit is payable in advance and will be fully refundable at the time the tenant moves or disposes of the pet, provided that no pet-related damage has occurred to the unit. **An exemption from pet deposit charges will be made for fish in bowls of less than three gallon capacity and for small birds, such as parakeets, canaries, or finches; there is no deposit requirement for assistive animals.**
10. The Housing Authority may require the removal of any pet or assistive animal that constitutes a threat or nuisance to other residents or employees of the Housing Authority.
11. The tenant is responsible for cleaning up and disposing of his/her pet's or assistive animal's wastes.
12. The tenant, not the Housing Authority, shall be liable for personal or property damage caused by the keeping of any pet or assistive animal on the premises.
13. The tenant shall not permit any disturbances by his/her pet or assistive animal which would interfere with the quiet enjoyment of other tenants; whether by loud barking, howling, biting, scratching, or other such activities.
14. If pets or assistive animals, with the exception of caged birds and aquariums not causing a health hazard or nuisance, are left unattended for 24 hours or more, the Housing Authority may enter to remove the pet and transfer it to the proper authorities, subject to the provisions of Section 1954 of the California Civil Code. The Housing Authority accepts no responsibility for the pet or assistive animal under such circumstances.
15. A tenant shall not alter his/her unit, patio or unit area to create an enclosure for an animal.
16. Bird cages may be no larger than six feet high by three feet wide by two feet deep, and must have a removable litter tray.
17. Aquariums must be sealed against all leakage.
18. Pets not owned by a tenant, or not properly registered, are not permitted in the project or on project grounds, except that pets will be permitted in the project as part of visiting pet programs sponsored by the Humane Society or other volunteer groups. A visiting animal is not allowed unless it is an assistive animal.

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19. Tenants who violate these rules are subject to:
- a. A requirement to move the pet from the premises within 30 days of notice by the Housing Authority; or
 - b. Eviction.

I have read and understand the above regulations regarding pets and agree to conform to same:

Tenant Signature

Date

Witness Signature

Date