



Board of Commissioners

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Pet Policy

A "pet" is a common household animal. The list below includes the most common allowable and prohibited pets but is not all inclusive. Pets other than cats and dogs shall have suitable housing, e.g. cages or aquariums.

Allowed Pets	Prohibited Pets
1. Bird	1. Reptiles
2. Guinea pig	2. Iguanas
3. Gerbil	3. Snakes
4. Hamster	4. Ferrets
5. Fish	5. Birds of prey
6. Cat*	6. Pitbulls or other dogs of vicious or aggressive disposition.
7. Dog*	

* A dog or cat is allowed in senior and disabled communities only

Congregate Units

Pets as defined above are permitted in Congregate Housing units under the Chapter 667 Program in accordance with the provisions set forth below. Dogs and cats are prohibited in Congregate Housing units.

Family Developments

Pets as defined above are permitted in WHA family developments in accordance with the provisions set forth below. Dogs and cats are prohibited in family developments.

Senior/Disabled Communities

Pets are allowed in WHA elderly/handicapped developments in accordance with the following:

In the case of dogs and cats, a tenant may only keep one dog or one cat. A maximum of two birds or one caged mammal may be permitted and, in the case of fish, no more than one aquarium with a twenty-gallon capacity shall be allowed.

The mature size of newly acquired dogs is limited to a weight not to exceed 40 pounds. If a dog matures to exceed the 40-pound limit, the dog will need to be removed from WHA property.

The pet owner is responsible for providing the WHA with the following information and documents. These documents shall be kept in the pet owner's file:

- a. color photo and identifying description of the pet;
- b. attending veterinarian's name, address and telephone number;
- c. veterinary certificates of spaying or neutering, rabies, distemper combination, parvovirus, feline VRC, feline leukemia testing and other inoculations when applicable;

- d. dog licensing certificates in accordance with local and state law.

Pet Owner Rights and Responsibilities

The pet owner shall assume the following obligations:

1. The pet owner shall be responsible for proper pet care, good nutrition, grooming, flea control, routine veterinary care and yearly inoculations. Dogs and cats must wear identification tags and collars when outside unit. A pet owner must keep a dog on a short leash, at all times, in common areas.
2. The pet owner is responsible for cleaning up after pet inside the apartment and anywhere on WHA property. A "pooper scooper" and disposable plastic bags should be carried at all times in common areas. The pet owner shall bag and dispose of waste in a receptacle designated by the WHA. Toilets are not designed to handle pet litter; therefore no pet debris shall be deposited in a toilet. Pet owners shall be responsible for the cost of repairs or replacements of any damaged toilets or pipes.
3. For hygienic reasons, pet blankets and bedding shall not be cleaned or washed in the laundry room.
4. The pet owner shall maintain the unit and its patio or porch, if any, in a sanitary, insect-free, and odor-free condition at all times.
5. Resident pet owners must provide litter boxes for cat waste, which must be kept in the owner's unit. Litter boxes shall be kept clean and odor free.
6. The pet owner shall prevent the pet from gnawing, chewing, scratching or otherwise defacing doors, walls, windows and floor coverings of the unit, other units and common areas, as well as shrubs and landscaping of the development. Pet owners shall be responsible for cost of repair or replacement for any damages caused by the pet. Charges for damages will include materials and labor. A dispute concerning the amount of damages is subject to the WHA Tenant Grievance Procedure.
7. The pet owner shall be responsible for the cleaning, deodorizing and sanitizing of carpeting and other floor coverings in the unit.
8. Pets are not to be tied outside or left unattended on a patio or porch.
9. The pet owner shall not alter the unit, patio, or other outside area to create an enclosure for a pet.
10. The pet owner shall not allow the pet to disturb the health, safety, rights, comfort or quiet enjoyment of other tenants. A pet will not create a nuisance to neighbors, residents, staff and/or visitors with excessive barking, whining, snapping, biting, chirping, or other unruly behavior.
11. No pet is to remain unattended without proper care for more than twenty-four (24) hours, except in the case of a dog, which shall be no more than eight (8) hours.
12. The pet owner shall allow the WHA to inspect a pet owner's unit on a quarterly basis to ensure that the unit is being cared for properly. The WHA may increase the number of inspections at its discretion.
13. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of eight months and all male cats over the age of ten months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become a resident of the development and the exception will be at the Executive Director's or his/her designee's discretion.

The Worcester Housing Authority provides reasonable accommodations to people with disabilities

14. The pet owner is responsible for providing the WHA with the information and documents described previously. These documents shall be kept in the pet owner's file.
15. The pet owner is responsible for keeping the WHA informed of any change of information.