



pet policies in housing tax credit developments

December 2023

chfa's partnership with aspcas

CHFA and the American Society of the Prevention of Cruelty to Animals (ASPCA) partnered in 2023 to examine potential barriers to pet-friendly policies in Housing Tax Credit supported properties. CHFA created a Working Group to better understand what barriers, if any, were impacting residents' ability to maintain pet ownership at properties supported by Housing Tax Credits, and to create recommendations for gaps, if identified.

The Working Group included ASPCA, nonprofit and for-profit housing developers and owners, housing authorities, property managers and developers of supportive housing for households exiting homelessness. The goal of the Working Group focused on pet policy best practices for residents, management, and owners of affordable rental housing properties supported with Housing Tax Credits.

The Group developed a survey to capture information about pet policies at these properties, identify gaps, if any, and establish recommendations for next steps. Over 1,500 stakeholders, representing over 250 properties, received the survey, including Housing Tax Credit development owners and managers, compliance specialists, and residents.

Results included:

- Ninety-two percent allowed pets.
- At properties that allow pets, 76 percent cited benefits such as resident retention, marketability, and community connections at the property.
- At properties allowing pets that had pet policies, 95 percent included guidelines on the number, size, weight, type, and breed of pets.
- Ninety-two percent of respondents reported at least one issue with having pets, such as nuisance calls, unreimbursed costs, and resident injury.
- Thirteen properties that disallow pets indicated property damage, compliance and staffing to enforce policies, and constraints due to building size as reasons for disallowance.

Based on the survey outcome, the Group did not recommend changes to the Qualified Allocation Plan (QAP). Areas of opportunity to support pet-friendly policies included providing additional educational webinars and resources, and sharing model leasing templates and pet-policy best practices.

chfa's pet-friendly resources

CHFA offers on-demand trainings and educational resources for pet-friendly housing via **chfareach** in addition to existing trainings on Fair Housing exemptions for service animals and Emotional Support Animals (ESAs), managing liabilities, overseeing pet amenities, and leasing policies. **Chfareach** will partner with ASPCA to develop additional pet-friendly webinars.

CHFA, in partnership with ASPCA, will develop an online resource library to offer best practices for property managers and residents.

colorado's 2024 pet-friendly law

Effective in 2024, all rental housing properties must comply with Colorado's new pet-friendly statute, House Bill 23-1068, which limits maximum pet security deposits to \$300 and additional pet rent to the greater of \$35 per month or 1.5 percent of the monthly rent.