



North Haven Leasing Office
3401 Santiago Avenue
Fort Wainwright, AK 99703
(907) 356-7000
www.nhcalaska.com

FREQUENTLY ASKED QUESTIONS PETS IN PRIVATIZED HOUSING

This fact sheet answers questions associated with the Pet Policy for Privatized Housing under the Army's RCI privatization program published on January 5, 2009. Questions regarding specific project policies should be addressed to individual property managers.

Is the January 5, 2009 memorandum a statement of Army Policy?

No. The Pet Policy was developed by the RCI Privatization Partners in response to the Army's request for standardization regarding pets in privatized housing. The Partners worked collaboratively as a group to develop and agree upon minimum standards applicable to pets to provide consistency for Army Families moving from one installation to the next.

What factors were considered when developing this policy?

In developing this policy, the Partners evaluated input from current residents, past experience with animals in residential developments (both on-post and off), and the effect on the Projects' ability to obtain and maintain adequate liability insurance at a reasonable price.

What breeds are restricted in privatized housing on Army installations?

The Policy prohibits residents from boarding aggressive or potentially aggressive breeds of dogs in privatized housing. For the purposes of this policy, aggressive or potentially aggressive breeds of dogs are defined as *Presna Canario*, *Cane Corso*, *American Staffordshire Terriers* or *Staffordshire Bull Terriers (aka Pit Bulls)*, *Neapolitan Mastiff*, *Rottweilers*, *Doberman Pinschers*, *Chow Chows*, and *wolf hybrids*.

Is there a limit to the number of household pets permitted in privatized housing?

No. Most installations, however, have a limit of two pets per household. Each installation and Privatization Partner has taken into consideration their specific market conditions when establishing weight limits, number of pets permitted, and other pet policy guidelines approved for a specific installation. Each RCI Partner determines guidelines independently in collaboration with its respective installation.

North Haven Communities allows 2 domestic pets per household.

Is there a pet deposit or fee due when I move in?

Yes, North Haven Communities requires a \$250 non-refundable pet fee per pet due at the Service Members move in.

Does my pet have to be registered and micro-chipped?

Yes, all pets are required to be registered with the on post veterinarian. Domestic animals are also required to be micro-chipped or have an ID tattoo. Upon completion of registration and identification for your pet, documentation from the veterinarian is to be brought to the community center.

What was the objective of instituting a Partner Pet policy including breed restrictions?

These guidelines were established to protect the health and welfare of resident Families and children living in privatized housing. There are documented cases of serious injuries and/or deaths caused by the restricted breeds.

Understanding that no policy can fully address every possible set of circumstances, the Partners have provided a standardized set of parameters that Soldiers and Families can evaluate when making a decision as to whether or not they desire to live on-post or own certain types or breeds of pets.

Approximately 75 percent of Army Families live off-post, and it is expected that local communities will satisfy the majority of military Families' housing requirements. As military Families relocate and evaluate their housing options when moving from one installation to another, a standardized policy affords those Families with pets a level of consistency that will assist them when making housing decisions.

What if someone has an aggressive dog that is not identified as a restricted breed?**How will these animals be handled?**

The pet restrictions also extend to other dogs who demonstrate a propensity for dominant or aggressive behavior as indicated by any of the following types of behavior:

- 1) Unprovoked barking, growling, or snarling at people approaching the animal
- 2) Aggressively running along fence lines when people are present
- 3) Biting or scratching people
- 4) Escaping confinement or restriction to chase people

What are the other pet policy restrictions?

Residents of privatized housing may not board exotic animals (including but not limited to, reptiles, rodents (other than hamsters and guinea pigs), ferrets, hedgehogs, skunks, rats, raccoons, squirrels, pot bellied pigs, monkeys, arachnids, or any farm animal.

Are RCI projects pet friendly?

Yes. All of the Army's privatized housing projects permit pets and each Project is managed with the understanding that pets are very important to military Families. RCI privatization projects include several pet-friendly amenities, such as trail networks and parks for both residents and pets.

Will I be required to remove my breed restricted pet that I boarded in privatized housing prior to the promulgation of the policy?

No, assuming there are no pending complaints related to the pet's behavior. Residents who are boarding prohibited pets in privatized housing on the effective date of the policy may continue to reside on post with the pet until they vacate privatized housing on that installation. The grandfather

exception for restricted pets terminates when a resident moves from the installation they resided at on the date the policy was promulgated.

Residents may request an exception to policy from the property manager of the privatized housing project at their next duty location; however, there must be a compelling justification to receive a waiver.

Has consideration been given to grant exceptions to policy for dogs of banned breeds who demonstrate their obedience and good nature through nationally certified programs?

Although there are several outstanding training programs for dogs, these programs do not guarantee that aggressive behavior will not surface. There have been incidents involving dogs who have completed behavior training or certification who suddenly become aggressive and attack individuals or another animal. Our number one objective with this policy is to keep Families and children safe.

Does this policy only apply to Army personnel?

This policy applies to anyone residing in privatized housing on an Army installation, including those installations where the Army has assumed management responsibility for housing under Joint Basing.

Does this policy apply to the Soldiers and Families residing off post?

The RCI Pet Policy does not apply to off-post housing.

Who can grant an exception to policy?

The property manager for each RCI Project may grant an exception to the Pet Policy based on a "compelling reason." All such exceptions to policy will be validated by the Army to confirm that the waiver does not result in a conflict with existing Army policy regulating the presence of animals on the applicable installation. In addition, an exception to policy granted at one location will not automatically apply at any other Project installation. If a Family that has obtained an exception to policy moves to another location where they desire to live on-post in privatized housing, they must re-apply for an exception at that location.

Is breeding of dogs authorized in Army RCI privatized housing?

Dog breeding in on-post Privatized housing is prohibited per housing policies and as outlined in the project-specific resident responsibility guide. The policy prohibiting dog breeding in housing is to minimize damage while maintaining and promoting a sanitary living environment.