

EXHIBIT 09



City of Los Angeles Pet Ownership in Publicly- Financed Housing Developments
 City Ordinance No 186228 shall not be construed to limit or otherwise affect other statutes or laws that require reasonable accommodations to be made for a person with a disability who maintains a pet to provide assistance, service or support.

MANDATORY RULES		
	City	HUD
Requirement	<p>Ordinance No. 186228</p> <p>Allow tenants to possess pets in publicly-financed rental housing developments on or after July 16, 2019. Includes housing developments with a contractual modification or additional financing.</p>	<p>HUD 24 CFR 5.350</p> <p>Assisted housing for elderly or handicapped persons. Owner may not discriminate against prospective tenants because the family owns or keeps a common household pet.</p>
Definition of Pet	<p>A common household domesticated animal such as a dog, cat, rabbit, bird, mouse, rat or similar small rodent, fish or turtle that is kept in the home for pleasure rather than for commercial purposes.</p>	<p>“Common household pet” means a domesticated animal, such as a dog, cat, bird, rodent (including rabbit), fish or turtle (excluding reptiles), that is traditionally kept in the home for pleasure rather than commercial purposes.</p>
Licensing / Registration	<p>Dogs are required to be licensed by the City’s Department of Animal Services after the age of four months. To obtain a license, dog owners must show proof of spay/neuter and anti-rabies vaccination, unless an exemption applies. (LAMC 53.15, 53.15.3, 53.28)</p>	<p>Pet owners must register their pets with the project owner/manager before the pet is brought on premises and must update the registration annually. Registration must include the following: a) Certification of inoculation; b) Information sufficient to identify the pet and to demonstrate that it is a common household pet; and c) Name, address, and phone number of at least one responsible party who will care for pet if owner dies or is unable to provide care. [HUD 24 CFR 5.350]</p>
Spaying / Neutering	<p>Dogs and cats are required to be spayed or neutered after the age of four months, with some exemptions allowed. Free and discounted spay/ neuter vouchers are available at City shelter for L.A. City residents (LAMC 53.15.2)</p>	
Pet Restraints	<p>If you take or allow your dog off your property or place of residence, you must have him or her on a leash not exceeding six feet in length (LAMC 53.06)</p>	<p>All pets must be effectively and appropriately restrained and under the control of a responsible individual while on the common areas of the property.</p>

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		[HUD 24 CFR 5.350]
Waste Removal / Sanitary Standards	Dog owners are required to clean up after their dogs when taking them out in public. Don't forget the poop bags when you leave your house for a walk. (LAMC 53.49)	Property owners must prescribe sanitary standards to govern the disposal of pet waste. These rules may: a) Require pet owners to exercise and allow pets to deposit waste only in designated areas; b) Forbid pet owners from walking pets or allowing them to deposit waste in areas outside designated exercise and waste deposit areas; c) Require pet owners to remove and properly dispose of all removable pet waste; d) Require pet owners to take pets elsewhere to exercise or deposit waste if there are no areas on the premises designated for such purposes; e) Require owners of pets using litter boxes to remove pet waste from litter boxes and prescribe methods for disposal of pet waste, but not more frequently than once each day; and f) Require owners of pets using litter boxes to change the litter and prescribe methods for disposal of pet waste and used litter, but not more frequently than twice each week. [HUD 24 CFR 5.350]
Microchipping	Pets in publicly-financed housing must be microchipped. The Department of Animal Services will implant any person's dog, cat or rabbit with a microchip at any shelter for a fee. [LAMC section 51.22.B, 53.15.5]	
Vaccinations	Every person who owns a dog over the age of four months must have the dog vaccinated against rabies, unless an exemption applies and must retain proof of the vaccination. Pets in publicly-financed housing must be vaccinated. [LAMC section 51.22.B, 53.52, 53.54]	Pets need to be inoculated in accordance with state and local law.
Nuisance	An animal may be declared dangerous if it has bitten, attacked or caused injury to a person or another animal. In these cases an Animal Control Officer will conduct an investigation, which may result in a	

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	<p>hearing to decide if an animal should be declared dangerous. Consequences can include license restrictions, surrender of the animal or removal from the City, or euthanasia (LAMC 53.34.4).</p> <p>A person must not allow their dog to make excessive noise that disturbs others. The Department of Animal Services investigates barking dog complaints, which may result in a hearing. Consequences can include license restrictions or license revocation (LAMC 53.63).</p>	
Animal Welfare	Dogs must be cared for properly and provided with adequate shelter, clean water, and food. It is illegal to tie up a dog to any stationary object for more than three hours in a 24 hour period (LAMC 53.70/ HS 122335)	
Pet Density	Up to three dogs and three cats are permitted per household (LAMC 53.00 and 53.50) Note- limits are currently under City review	Property owners may place reasonable limitations on the number of pets that are allowed in each unit. Owners may limit the number of 4-legged, warm-blooded pets to one per unit or group home. [HUD 24 CFR 5.318]

DISCRETIONARY RULES		
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Pet Registration	<p>An owner or operator may require the tenant to register their pets. Pet registration information may include:</p> <ul style="list-style-type: none"> ● Proof of rabies vaccination; ● Proof of spay/neuter; ● Proof of microchipping; ● Photo of pet or description of pet appearance; and ● Designation of next of kin. 	
Pet Deposits and Other Charges	a) Refundable deposit. Property owners may ask tenants who own or keep cats or dogs in their units for a refundable pet deposit. If the owner chooses to collect a deposit, the deposit must:	a) Refundable deposit. Property owners may ask tenants who own or keep cats or dogs in their units for a refundable pet deposit. If the owner chooses to collect a deposit, the deposit must:

	<ul style="list-style-type: none"> • Be reasonable and consistent with state and federal law; • Must be administered consistent with state and federal law <p>• Provide for gradual accumulation of the deposit not to exceed an initial \$50 when the pet is brought into unit and subsequent monthly payments of \$10 per month. For allowable uses of the pet deposit, see paragraph 6.24 D.</p> <p>The unused portion of the pet deposit must be returned to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.</p> <p>Owners may impose a separate waste removal penalty of up to \$5 per occurrence for failure to comply with pet rule on waste removal [HUD 24 CFR 5.318]</p>	<ul style="list-style-type: none"> • Be reasonable; • Not exceed the amount periodically fixed by HUD through notice (current limitation is \$300); and • Provide for gradual accumulation of the deposit not to exceed an initial \$50 when the pet is brought into unit and subsequent monthly payments of \$10 per month. For allowable uses of the pet deposit, see paragraph 6.24 D. <p>The unused portion of the pet deposit must be returned to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.</p> <p>Owners may impose a separate waste removal penalty of up to \$5 per occurrence for failure to comply with pet rule on waste removal [HUD 24 CFR 5.318]</p>
Pet Care	<p>Property owners may prescribe standards of pet care and handling to protect the property premises and health, safety, and welfare of tenants, employees, and the public. Standards may:</p> <p>a) Require dogs and cats to be spayed or neutered; b) Bar pets from certain areas, except those that would deny access to the building; c) Require pet owners to control noise and odor; d) Require pet owners to comply with state/ local licensing requirements; and e) Exclude from the property any pets not owned by a tenant that are being kept temporarily (less than 14 days).</p> <p>[HUD 24 CFR 5.318]</p>	<p>Pet care standards – Property owners may prescribe standards of pet care and handling to protect the property premises and health, safety, and welfare of tenants, employees, and the public. Standards may:</p> <p>a) Require dogs and cats to be spayed or neutered; b) Bar pets from certain areas, except those that would deny access to the building; c) Require pet owners to control noise and odor; d) Require pet owners to comply with state/ local licensing requirements; and e) Exclude from the property any pets not owned by a tenant that are being kept temporarily (less than 14 days).</p> <p>[HUD 24 CFR 5.318]</p>
Pet Size/Type	<p>Property owners may place reasonable limitations on the size, weight, and type of common household pets.</p> <p>[HUD 24 CFR 5.318]</p>	<p>Pet size and type – Property owners may place reasonable limitations on the size, weight, and type of common household pets.</p> <p>[HUD 24 CFR 5.318]</p>

State Law Requirements:

Pet Friendly Housing Act 2017: Each housing development that is financed on or after January 1, 2018, to authorize a resident of the housing development to own or otherwise maintain one or more common household pets within the resident’s dwelling unit, subject to applicable state laws and local government ordinances related to public health, animal control and animal anti cruelty. For purposes of this section, “common household pet” means a domesticated animal, such as a dog or cat, that is commonly kept in the home for pleasure rather than commercial purposes. Assembly Bill No. 1137