

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Pope County Housing Authority PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2010 PHA Code: IL058																														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 127 Number of HCV units: _____																														
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																														
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:									
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Pope County Housing Authority is the same as HUD's, to provide clean, safe sanitary housing to low income residents within the community and a pleasant living environment free from discrimination for low-income, very low-income and extremely low income families within our jurisdiction.																														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The application process at Pope County was taking way too long to process and approve. We have reduced the application process from taking approximately six weeks to one to two weeks. Pope County has had a vacancy problem for a long time, with different approaches taken to reduce vacancies. Pope County Housing has not maintained the dwelling units as needed as is evident in the REAC Inspections. We have taken steps to reduce the maintenance unit turn around, improve overall maintenance and market appeal and are striving to have units readily available for applicants as their applications are approved. We are in the process of developing a plan to improve the conditions of the apartments using money from Capital Fund Grants. If our plans to reduce vacancies within the next year can't be achieved, we will begin plans for demolition of some of our units to ensure the long term life of the Pope County Housing Authority. As far as progress in meeting goals and objectives in the previous 5-Year Plan, the Capital Improvement Projects have been completed and we are taking a new look at the long term goals and objectives of the Pope County Housing Authority. We will have new goals and objectives in next 5 year PHA Plan. Attachment A Page 5																														

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Admissions & Continued Occupancy Policy Attachment B Page 6 Procurement Policy Attachment C Page 7</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. Housing Authority of Pope County 802 South Franklin Street Goloconda, Illinois 62938</p> <p>For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Not Applicable</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not Applicable this plan year , but on file at Housing Authority Office</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Not Applicable this plan year , but on file at Housing Authority Office</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not Applicable</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Attachment D Page 8</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Pope County Housing Authority Board of Commissioners has hired a new Executive Director and has new goals and objectives, such as reducing vacancies, improving REAC Scores, improving market appeal of developments and addressing the needs of the residents and prospective residents.</p> <p>There are very few businesses in Pope County and therefore it is hard to rent apartments. Pope County has just recently started compiling a waiting list for the first time in many years, as soon as we have a vacant unit turned around it is ready for occupancy. We have minimized the time it takes to process applicant background checks so we could facilitate our prospective residents in a timely manner. We are currently reaching out to our neighboring State of Kentucky for residents. We are in a tiny river community and are attracting new residents with a shorter application approval or denial time, improved site conditions, improved maintenance and the local amenities in our location, festivals, hunting, fishing, boating and an enjoyable relaxing atmosphere.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Capital Improvement work items have been completed under previous CFP Programs and Pope County will have a new 5-Year Action Plan in place with next 5 year Plan. A new Executive Director has a different outlook and scope of work items that need to be addressed for the long term viability of Pope County Housing Authority.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Attachment E Page 9</p> <p>(c) Resident Advisory Board Meeting Attachment F Page 10</p> <p>(d) Carbon Monoxide Wording Attachment G Page 11</p> <p>(e) VAWA Policy Attachment H Page 12</p> <p>(f) Pet Policy Attachment I Page 13</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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ATTACHMENT A

Report on Meeting our Strategic Goals

2007 PHA Score 88

REDUCE PUBLIC HOUSING VACANCIES

- Continue to reduce public housing vacancies (occupancy has increased by 4% during the past year)
- Decrease Application Process time
- Renovate housing units (we have installed new doors and screen doors; upgraded to deadbolts on all unit exterior doors; installed new double pane windows, upgraded the sewer pipes; roofed a large number of units)
- Improving living environments (we continue to actively advertise our flat rents – bringing the variety of income level households together as neighbors)
- Promote self-sufficiency and development of families and individuals (Work in partnership with the University of Illinois Extension Office to provide opportunity for training in a variety of venues; work closely with the Senior Citizens Organization, the local Mental Health Agency, as well as bimonthly meetings with other local service agencies – gleaning what might be of value to our residents; posting “help wanted” notices on our bulletin board, as well as using the quarterly newsletter to inform residents of upcoming events for individual and family participation.)
- Ensure equal opportunity and affirmative fair housing (Continue to be fully aware of fair housing practices – providing assisted housing regardless of race, color, religion, national origin, sex, familial status, and/or disability)

IMPROVE THE QUALITY OF ASSISTED HOUSING

The application process at Pope County was taking way too long to process and approve. We have reduced the application process from taking approximately six weeks to one to two weeks. Pope County has had a vacancy problem for a long time, with different approaches taken to reduce vacancies. Pope County Housing has not maintained the dwelling units as needed as is evident in the REAC Inspections. We have taken steps to reduce the maintenance unit turn around, improve overall maintenance and market appeal. We are striving to have units readily available for applicants as their applications are approved. We are in the process of developing a plan to improve the conditions of the apartments using money from Capital Fund Grants. If our plans to reduce vacancies within the next two years can't be achieved, we will begin plans for demolition of some of our units to ensure the long term life of the Pope County Housing Authority. We are not planning any replacement housing due to the vacancy issues in our rural community.

As far as progress in meeting goals and objectives in the previous 5-Year Plan, the Capital Improvement Projects have been completed. We are taking a new look at the long term goals and objectives of the Pope County Housing Authority. We will have new goals and objectives in next years PHA Plan.

PROVIDE IMPROVED LIVING ENVIRONMENT

We have requested taking two units offline for Police use. I have met with both the Golconda Police and the Pope County Sheriff about the drug issues at Pope County Housing Authority. With the presence of the Police on site, we believe we can put an end to the prescription drug problem the local authorities say we are having.

PROMOTION OF SELF-SUFFICIENCY AND ASSET DEVELOPMENT

We go into great detail explaining the Mandatory Earned Income Program and our Flat Rents so residents understand they can go to work and not be forced to pay excessive amounts of rent when their earned income increases.

We also work closely with agencies in our area that provide elderly and disabled services.

Ensure Equal Opportunity and Affirmatively further Fair Housing Objectives

Management meets with employees, explaining and assuring that all employees understand Fair Housing. We plan to attend additional Fair Housing Training in 2010 & 2011.

ATTACHMENT B

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

Old Language: Lease Termination by Landlord:

- m. any violent or drug-related criminal activity, by any household Member or guest, on or off the premises, not just on or near the premises;

New Language: Lease Termination by Landlord:

- m. any violent or drug-related criminal activity, by any household member or guest, on or off the premises, not just on or near the premises; if the PHA determines that the covered person has engaged in the criminal activity, regardless of whether the person has been arrested or convicted for such activity and without satisfying the standard of proof used for criminal conviction.

ATTACHMENT C

PROCUREMENT POLICY CHANGES

Addendum 1 Added to Procurement Policy

Capital Fund Stimulus Grant Procurement Policy

Since the Housing Authority of Pope County is receiving funding from American Recovery and Reinvestment Act of 2009 (Recovery Act) that was signed into law by President Obama on February 17th, 2009; and

Since HUD published PIH Notice 2009-12 stating that a PHA shall amend its procurement policy to facilitate obligation and expenditure of Recovery Act funds; and

Since we always want to comply with HUD requirements,

Be it hereby resolved that the Housing Authority of Pope County amends its Procurement Policy when dealing solely with Recovery Act funding to authorize our Contracting Officer to ignore state and local procurement requirements as expressed in our Procurement Policy except where permitted by 24 CFR 85 (i.e., conflict of interest and bid protest procedures).

This resolution shall become effective immediately and shall become an addendum to our Procurement Policy.

Buy American Provisions incorporated into Project Specifications listed below:

Clause 51: American Recovery & Reinvestment Act of 2009

- a. This project will be partially or fully funded under the “American Recovery & Reinvestment Act of 2009” (herein after referred to as “The Recovery Act”) Program IL06S058-501-09. All contracts, purchases, and materials shall be in accordance of the requirements of the act.

Per Title XVI, Section 1605 of “The Recovery Act“ all steel, iron and/or manufactured goods shall be produced in the United States of America

ATTACHMENT D

POPE COUNTY HOUSING AUTHORITY HAS 11 FAMILIES READY TO MOVE INTO APARTMENTS AS SOON AS PREPPED.

	# of families
Waiting list total	11
Extremely low income <=30% AMI	9
Very low income (>30% but <=50% AMI)	1
Low income (>50% but <80% AMI)	1
Families with children	2
Elderly families	2
Families with Disabilities	0
Race- White	7
Race- Black	2
Ethnicity - Hispanic	2
Bedroom Size	
1BR	7
2 BR	2
3 BR	2
4 BR	

ATTACHMENT E

Definition of a Substantial Deviation or Significant Amendments of Modifications:

Are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

ATTACHMENT F

RESIDENT ADVISORY BOARD COMMENTS

RESIDENT ADVISORY BOARD MEETING Housing Authority of Pope County September 14, 2009 11:00 AM

The residents present were Larry Barger, Beth Chittenden, Denita Hahn and Susan Hutchens. Also present was Executive Director Pat West. Absent: Shantelle Foster. The meeting began at 11:05 AM.

The purpose of the meeting was to seek comments regarding the 2010 PHA Plan as well as the 5-year Plan 2010-2014 for the Housing Authority of Pope County. The appropriate plans were distributed and reviewed. Each member present was given the opportunity to comment on the plans as they were reviewed, as well as before the meeting was ended. Those present were satisfied with the plans as presented.

The attending residents were advised that a public meeting is scheduled for Tuesday, October 13, 2009 at 11:00 AM in the Housing Office. That is followed by a 45-day comment period before approval by the Board of Commissioners of the Housing Authority and submission of the plan. Suggestions and comments will be welcome during the on-going comment period.

The meeting adjourned at 11:50 AM.

ATTACHMENT G

Carbon Monoxide Detector Wording

Pope County Housing Authority purchased Carbon Monoxide Detectors in 2006 for each apartment that had combustible gas appliances in their units. The detectors have new batteries installed every six months. Residents were given instructions regarding the CO 2 Detectors.

ATTACHMENT H

POPE COUNTY HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA)

It is the policy of PCHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If PCHA staff become aware that an individual assisted by PCHA is a victim of domestic violence, dating violence or stalking, PCHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, our Policy does not create any legal obligation requiring PCHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

PCHA works in conjunction with local law enforcement agencies, Illinois Department of Children and Family Services and Anna Bixby Women Center to ensure safety of residents against crimes of violence. Every resident at lease-up time is explained the policy in detail, given a resident handbook which includes the policy, and signs an addendum to the lease at both lease-up time and re-certification

ATTACHMENT I

19.0 PET POLICY

This policy does not apply to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities. These animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors. The person requesting this exclusion to the Pet Policy of this housing authority must have a disability and the accommodation must be necessary to afford the person with a disability an equal opportunity to use and enjoy a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship between the requested accommodation and the person's disability. The Housing Authority of Pope County will verify the existence of the disability, and the need for the accommodation— if either is not readily apparent. Accordingly, persons who are seeking a reasonable accommodation for an emotional support animal will be required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability.

In addition, the Housing Authority of Pope County is not required to provide any reasonable accommodation that would pose a direct threat to the health or safety of others. Thus, if the particular animal requested by the individual with a disability has a history of dangerous behavior, we will not accept the animal into our housing. Moreover, we are not required to make a reasonable accommodation if the presence of the assistance animal would (1) result in substantial physical damage to the property of others unless the threat can be eliminated or significantly reduced by a reasonable accommodation; (2) pose an undue financial and administrative burden; or (3) fundamentally alter the nature of the provider's operations.

The Housing Authority of Pope County allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold the Housing Authority of Pope County harmless from any claims caused by an action or inaction of the pet.

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

The Housing Authority of Pope County will allow common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (excluding rabbits), fish in aquariums, or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty-five (25) pounds in weight projected to full adult size.

In order to be registered, pets must be appropriately inoculated against rabies, distemper, and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including all licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be filed annually with the Housing Authority of Pope County to attest to the inoculations.

A pet deposit of \$100.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. No deposit is necessary for a bird or fish in aquariums.

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Housing Authority of Pope County reserves the right to exterminate and charge the resident.

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Food and water for the pet must be kept in containers intended for this purpose. The floor must be kept clean around the feeding area in order to discourage infestation by pests and rodents.

Repeated substantiated complaints by neighbors or Housing Authority of Pope County personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

Pets must be kept in the owner's apartment or on a leash (accompanied by the owner or designee of the owner) at all times when outside the unit (no outdoor cages may be constructed). No pet may be fastened outside and left unattended. Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste. For obvious sanitary reasons, all dogs must be walked off of the Housing Authority property. Cat litter must be changed in order to avoid offensive odors. The litter box must be cleaned and the dirty litter disposed of in an approved manner. Cats are not to use gardens or flower areas of the property as litter boxes.

With the exception of assistive animals, no animals shall be allowed in the community room, community kitchen, laundry rooms, public bathrooms, lobby, or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain buildings in our developments. This shall be implemented based on demand for this service.

19.10 MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over twenty-four (24) hours. If the pet is left unattended and no arrangements have been made for its care, the Housing Authority will have the right to enter the premises and take the pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred, or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority, or others must enter the pet owner's apartment to conduct business, provide services, enforce least terms, etc.

If a pet cause's harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violates any other condition of this policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks with Housing Authority of Pope County approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

The Housing Authority of Pope County, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of a pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Housing Authority of Pope County has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume the responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

