



City Manager's Office

MEMORANDUM

Date: July 5, 2023
To: Honorable Mayor and City Council
Through: Doug Thornley, City Manager **Approved Electronically**
From: Monica Cochran, Manager, Housing and Neighborhood Development
Subject: Follow up on agenda item B.17 for the June 14, 2023 Council meeting.

During the June 14, 2023 Approval of Subrecipient Agreement with Volunteers of America (item B.17), Councilmember Duerr inquired about the pet policy at the Village on Sage Street, which is operated by Volunteers of America. The response from Volunteers of America regarding their pet policy is included below.

“The Village on Sage Street understands the important role pets play in society, and we do not take our “No Pet” Policy lightly. We are constantly listening to our lodgers and balancing the needs of those who live in our shared workforce housing community. While we do not allow pets, we certainly do accommodate service animals. Our service animal policy is outlined as: Service Animals as defined by NRS 426.097 and 426.099 will be accepted pursuant to NRS 651.075. No service animal may be left alone in any unit or premises for any length of time if the lodger leaves the premises.

The Village on Sage Street's current policy is in place as the units cannot otherwise accommodate the housing of animals. Units on this property range from 83 square feet to 117 square feet. The size of the unit in addition to the close quarters of the units is not otherwise suitable for housing of animals.

Within this policy, we are also taking into consideration the risk of allergies as a disability. Exposure to pet proteins can cause a potentially lethal anaphylactic reaction in severely allergic individuals. Under the Fair Housing Act, an individual is considered disabled if a medical issue “has physical or mental impairment that substantially limits one or more major life activities.” With units sharing air ducts and the closed quarters of the hallway, it would be a risk to any lodger with such an allergy and their disability takes precedence. Due to the close quarters, we also have concern about the level of excess noise an animal could create within the property. Our goal is to ensure we are able to provide peaceful enjoyment to all on the property so they can work towards and achieve their goals without disturbances.

As a solution, if an applicant inquires with the property and they currently own a pet, one staff person will be designated to assist in providing resources for the relocation process for the animal during the applicant's lodging stay. Programs such as ‘Street Dogz’ out of Las Vegas, NV

are a great example of resources to help in providing temporary housing for homeless pets. This staff person may also assist in providing resources to the applicant for more suitable housing options that will accommodate both the applicant and their pet. It is important to note that less than 1% of inquiring individuals with the Village on Sage Street property have a pet in their possession.

The Village on Sage Street is committed to providing an exceptional experience for those living in our workforce housing community. We will continue to listen to our lodgers and key stakeholders as we seek to provide for the safety and comfort of all those living in our thriving community.”