



What is the Pet-Inclusive Housing Initiative?

The Pet-Inclusive Housing Initiative (PIHI) was created to build a stronger and more pet-inclusive housing industry because we believe that people and pets belong together - no matter where they live.

What does the Pet-Inclusive Housing Initiative do?

Launched by Michelson Found Animals Foundation in partnership with the Human Animal Bond Research Institute (HABRI), PIHI commissions research to better understand pet-related housing challenges and develops solutions, resources, partnerships, and actionable tools to expand access to pet-inclusive housing.

Is pet-inclusive the same thing as pet-friendly?

No, “pet-inclusive” and “pet-friendly” do not mean the same thing. Most housing providers view themselves as pet-friendly if they allow residents to have at least one pet, regardless of other restrictions. However, many rental communities have significant pet breed and weight restrictions that create barriers for pet owners; in fact, only 8% of rental housing in the U.S. is free from restrictions. When housing units are pet-inclusive, however, they generally have basic pet amenities, no breed or weight restrictions, and no non-benefit fees.

Why does pet-inclusive housing matter?

Roughly two-thirds of households in the U.S. include a pet. 76% of housing providers say they are pet-friendly - yet 72% of renters say that pet-friendly housing is hard to find. Something isn't adding up. That is the gap between pet-friendly and pet-inclusive.

What difference can pet-inclusive housing make?

Bridging the gap by increasing the availability of pet-inclusive housing can help families find the homes they need, provide economic benefits to housing providers, and help millions of animals find new homes over time.

Do housing providers see quantifiable financial benefits from accepting more pets?

Rental housing providers who have lifted or eased restrictions usually see higher retention rates among pet owners. Not only do these renters tend to become more socially connected via their pets, but they also opt to stay longer because pet-inclusive units are difficult to find. These higher retention rates result in lower turnover costs and decreased vacancy loss. We encourage housing providers to measure and track these impactful cost savings as contributors to net operating income (NOI), mitigating any perceived need for high pet fees or pet rent, which may be burdensome to the renter.

Are there other benefits to housing providers from being more accommodating to pets?

Yes! On average, residents in pet-friendly housing stay 21% longer than those in non-pet-friendly housing, and 83% of housing providers say pet-friendly vacancies are filled faster. By allowing more pets at their rental properties, housing providers can expand the number of potential residents, increasing their odds of finding great renters who will stay for a long time. In addition, pets are great community builders, encouraging residents to connect with one another on a regular basis. Among both pet and non-pet owners, more than 7 in 10 residents surveyed said that pets can help bring people together within the entire community.

How can I get involved?

You can start by visiting the PIHI website, petsandhousing.org, and downloading our [Pet-Inclusive Housing Report](#). You will also find many other resources for [housing providers](#), [pet owners](#), and [animal welfare organizations](#) for growing pet-inclusive communities. While you're there, you can also sign up for the [PIHI monthly newsletter](#), where we bring you the latest information and share stories about rental communities that have made the jump to pet inclusivity!