

PEST ERADICATION AND PREVENTION POLICY

In accordance with the Quality Housing and Work Responsibility Act of 1998 and continuing the efforts of the Lenoir Housing Authority (herein referred to as PHA) to provide safe, sanitary and decent housing for its residents, the following Pest Eradication and Prevention Policy is adopted this _____ day of _____, 20____.

An Integrated Pest Management (IPM) program will be utilized for properties owned and managed by the PHA.

The IPM program will take into consideration control of all pests. Due to the density of the apartments under management and history of the local pest problems, emphasis will be placed on control of cockroaches, bedbugs, rodents, ants, and termites.

To be successful, an IPM program may take into consideration:

- Education and Prevention;
- Identification;
- Determination of Control Measures Needed and Evaluation of Their Risks, Benefits, and Effectiveness;
- Implementation of Safe and Effective Control Tactics;
- Evaluation of the Control Efforts.

The PHA will outsource chemical application services to a licensed contractor. Staff will be responsible for developing informational materials for residents, identifying control needs, and evaluating control efforts.

A. EDUCATION AND PREVENTION

EDUCATION

Integrated Pest Management involves the efforts of the PHA staff, the PHA residents and the pest contractors used by the PHA.

The PHA shall make strong efforts to positively engage its residents through outreach and by providing the residents with the education needed to prepare them for their role in the implementation of the integrated pest management program.

PREVENTION

Insects and rodents get into the unit through cracks and crevices, and on items brought in from the outside. Therefore, it is important that maintenance and contractors fill cracks around doors, windows, and water pipes. Items brought in from the outside such as grocery bags, boxes, and outdoor furniture should be examined by residents for roaches and their egg sacks.

Sanitation is essential to insect and rodent control. All food should be stored in tight containers and spills wiped up. Dirty dishes, pots and pans should never be left in the sink or on the table overnight. Keeping the apartment clean and orderly can eliminate many of the dark, secluded places where roaches and rodents like to hide. Stacks of newspapers and magazines, boxes, stacked wood, and weeds provide both food and shelter for roaches and rodents. Such accumulation must be avoided and eliminated.

In an effort to survive, both insects and rodents will migrate from areas being treated into untreated areas. It is, therefore, necessary to treat all units within a building perimeter at one time. Failure to treat an entire building is counter productive to control efforts.

Housekeeping practices that result in providing food, shelter, or breeding grounds for pests of any nature will be brought to the attention of management immediately upon observation by PHA staff. Residents whose housekeeping practices include excessive stacked or stored materials, dirty dishes and dirty kitchen cabinets or appliances, or food particles on floors will be advised of additional unit inspections. If the condition is not corrected after two (2) inspections, the resident and all household members of a responsible age will be asked to attend housekeeping classes. If all efforts by the PHA fail to result in sanitary housekeeping by the resident, the resident's lease will be terminated.

The PHA will integrate baiting into its roach control program. When a baiting program is practiced, the apartments must not be sprayed with chemicals or the baits will become ineffective. For a baiting program to be effective, residents must keep the apartments clean. The contractor will place baits under the range and refrigerator and inject bait gel in crevices where roaches live and travel.

When developments are treated for infestation, all units will be treated. Exceptions will be made for those residents who:

1. Have a current medical statement prohibiting spraying;
2. Maintain a clean apartment; and
3. Provide evidence that they treated their apartment within 24 hours of the planned extermination.

Another type of infestation is bedbugs. Bedbugs are attracted by exhaled carbon dioxide and body heat, not by dirt and clutter; they feed on blood, not waste. However, severe infestations may be contributed to poor housekeeping. Bedbug infestations originate through travel. They are usually transported on used furniture such as bedding, upholstered couches, and chairs. They may also be brought in on suitcases, boxes, and belongings. Because they are small, transport may go undetected. Bedbugs usually hide in mattress seams, tufts and crevices. They may also be found in the bed frames, headboards and footboards. Some other common areas of infestation are carpet edges, inside wood furniture, under loose wallpaper, pictures, inside phones, wall mounts and televisions.

Some pre-treatment measures include reducing clutter, vacuuming with a suction wand and immediately removing the vacuum bag from the premises, wash linens in hot water (over 120 degrees Fahrenheit) and steam cleaning carpets, upholstered furniture and mattresses. Although these measures may be helpful it is almost impossible to get rid of these pests without professional extermination.

B. IDENTIFICATION

Upon learning of a pest problem, the extermination contractor will identify the pest and determine the scope of the problem. Treatment will be promptly made by a certified applicator/extermination contractor.

The extermination contractor will be responsible for identifying eradication needs between quarterly treatments. He/she will inform management of the need to provide resident(s) with 48-hour notification prior to treatment of occupied units.

C. DETERMINATION OF CONTROL MEASURES NEEDED AND EVALUATION OF THEIR RISKS, BENEFITS, AND EFFECTIVENESS

The Contractor will be responsible for evaluating and determining control measures. Upon observation or report of a problem, he/she may consider the following:

1. Extent of the problem;
2. Available treatments, both natural and chemical;
3. Previous treatment efforts;
4. Costs of treatment;
5. Time involved in treatment;
6. Risks to residents, structures, and grounds.

Based upon this analysis, he/she may proceed with treatment or advise the Executive Director that extensive treatment may be needed.

D. IMPLEMENTATION OF SAFE AND EFFECTIVE CONTROL TACTICS

The safest available control method may be utilized based on the evaluation of the problem. Whenever possible, natural methods will be utilized. Natural methods include, but are not limited to:

1. Clean up of problem area;
2. Baiting for roaches, ants, and rodents;
3. Traps for roaches, ants, and rodents.

Whenever chemicals are used, they will be applied in accordance with local or state guidelines.

As a control tactic, all units may be treated for roaches on a quarterly basis with a chemical pesticide and a growth inhibitor or baited with traps and gel. Quarterly treatments will be performed by a contracted exterminator. Residents will be provided notice of treatment at least 48 hours prior to extermination.

E. SAFETY

Safety procedures will be followed in purchase, storage, mixing, application, clean-up, and disposition of all chemical eradication products under the supervision of a certified applicator. Product labels will be strictly followed. He/she will be responsible for maintaining records of application as required by the Texas Structural Pest Control Board, maintaining Safety Data Sheets, and emergency telephone numbers.

F. EVALUATION OF CONTROL EFFORTS

If no infestation is noted at the time of the Public Housing Assessment System (PHAS) contracted PASS inspection or during annual inspections, efforts will be considered effective. If infestation is noted on the PASS or annual inspection, treatment efforts will be re-evaluated and enhanced.