

PEST ERADICATION POLICY

In accordance with the Quality Housing and Work Responsibility Act of 1998 and continuing the efforts of the Harrisburg Housing Authority (PHA) to provide safe, sanitary and decent housing for its residents, the following Pest Eradication Policy is adopted this 9 day of September, 1999.

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 problem, emphasis will be placed on control of cockroaches, 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.

In order to manage the Integrated Pest Management Program, the PHA may have at least one employee trained and certified in pest control. The certified applicator on staff will be responsible for developing informational materials for residents, identifying control needs, applying pesticides, evaluation control efforts, and maintaining pesticide records in compliance with and applicable local or state requirements. A contractor may also implement the IPM program.

A. EDUCATION AND PREVENTION

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

Sanitation is essential to insect and rodent control. All foods should be stored in tight containers and spills washed 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 accumulations must be avoided and eliminated.

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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 in 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 pest 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 member 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.

When projects 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.

B. IDENTIFICATION

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

The certified applicator/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 MEASURE NEEDED AND EVALUATION OF THEIR RISKS, BENEFITS, AND EFFECTIVENESS

The certified applicator on staff 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 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 may 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. Due to the number of units to be treated, quarterly treatments may be done by a contracted exterminator. Residents may be provided notice of treatment at least 48 hours prior to extermination.

E. EVALUATION OF CONTROL EFFORTS

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