



CDA

Integrated Pest Management Program

FEBRUARY 19, 2020

CDA Background

CDA Public Housing

- ▶ The Community Development Authority (CDA) Housing Operations Division works in conjunction with the City of Madison as the lead public entity in greater Madison, offering subsidized housing within the City of Madison limits.
- ▶ Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public Housing includes apartment buildings, townhouses, duplexes, and single-family homes
- ▶ The Community Development Authority (CDA) provides Public Housing only in the City of Madison. These properties are **COMPLETELY** federally funded through the Department of Housing and Urban Development (HUD) and administered by the Housing Operations Division.

Our Properties

Properties:

Housing Units

- ▶ The Community Development Authority owns and operates 774 units of Public Housing, 114 units of Multifamily Housing, and 24 Project Based Section 8 vouchers. Total occupiable units: 912
- ▶ Units are spread across 40 different locations throughout the City of Madison.
- ▶ Total square footage of all locations including common areas is roughly 550,000 square feet.
- ▶ Building are built between 1948-2015. Majority of the portfolio was built between 1965/68-1983



Romnes: 1968



Brittingham: 1976



Baird Street,
Webb/Rethke,
Wright Street:
1965-1968



Traux: 1948

Our Population

Population Public Housing Program



HUD Guidance

HUD Definition of IPM

- ▶ Integrated Pest Management (IPM) is an effective and environmentally sensitive approach to pest management that relies on a combination of current practices, comprehensive information on the life cycles of pests and their interaction with the environment. This information, in combination with available pest control methods, is used to manage pest damage by the most economical means, and with the least possible hazard to people, property, and the environment.

HUD Guidance for IPM

IPM efforts must involve PHA staff, contractors, residents, and include:

1. Communicating the PHA's IPM policies and procedures to be provided in the appropriate format to meet the needs of all residents including persons with limited English proficiency and in formats that may be needed for persons who are visually or hearing impaired. This applies to administrative staff, maintenance personnel, and contractors as well.
2. Identifying the environmental conditions that lead to pests and educating residents.
3. Identifying pests and immediately reporting the presence of pests.
4. Establishing an ongoing monitoring and record keeping system for regular sampling and assessment of pests, surveillance techniques, and remedial actions taken, include establishing the assessment criteria for program effectiveness. This is a highly effective preventative measure that can help reduce the possibility of a pest infestation outbreak.
5. Determining, with the involvement of residents, the pest population levels – by species – that will be tolerated, and setting thresholds at which pest populations warrant action.
6. Improving waste management and pest management methods.
7. Selecting the appropriate pesticides and insecticides to use. Some residents may suffer from Multiple Chemical Sensitivity or other Environmental Illnesses.
8. Ongoing efforts to monitor and maintain structures and grounds (e.g., sealing cracks, eliminating moisture intrusion/accumulation) and adding physical barriers to pest entry and movement.
9. Developing an outreach/educational program to ensure that leases reflect residents' responsibilities for: (1) proper housekeeping, which includes sanitation upkeep and the reduction of clutter, trash removal and storage, (2) immediately reporting the presence of pests, leaks, and mold, (3) cooperating with PHA specific IPM requirements such as obtaining permission of PHA management before purchasing or applying any pesticides, and (4) avoiding introduction of bed bugs and other pests into buildings on used mattresses and other recycled furniture. See "Preventing and Getting Rid of Bed Bugs Safely," New York City Department of Health and Mental Hygiene <http://www.nyc.gov/html/doh/downloads/pdf/vector/bed-bug-guide.pdf>
10. Check with local health department to determine if your state has laws for re-used furnishings.
11. The judicious use of pesticides when necessary, with preference for products that, while producing the desired level of effectiveness, pose the least harm to human health and the environment. Residents should notify PHA management before pesticides are applied.
12. Providing and posting "Pesticide Use Notification" signs or other warnings.

REAC Inspections

- ▶ HUD inspects CDA properties every 1-3 years. These inspections are called Real Estate Assessment Center (REAC) inspections.
- ▶ Purpose: To identify physical deficiencies.
- ▶ Scoring: Property deficiencies are given a point values. The most severe point deductions are “Level 3” and “Health and Safety” violations
 - ▶ ANY evidence of an infestation of insects including roaches/ants/bedbugs throughout the entire apartment especially in food storage or preparation areas are LEVEL 3.
 - ▶ ANY evidence of rat or mice sighting, holes, or droppings are considered a Health and Safety violation.
- ▶ Poor REAC scores can negatively impact CDA funding.

Current Plan & Practice

Current IPM Plan: Exterior

- ▶ Herbicides:
 - ▶ CDA **does not** routinely apply chemical **herbicides** to control dandelions and other broadleaf weeds on general parklands, median strips, street terraces, roadsides, general lawn areas, and athletic fields that are not reserved, nor are fees paid for their use. Lawns and garden areas (including medians) will be managed using non-toxic methods. Staff may, on occasion, apply herbicide treatment to concrete surfaces such as parking lots and sidewalks.
- ▶ Architectural Controls Vs. Pesticides:
 - ▶ Fill in gaps, remove hiding areas around the building. Keep greenery from directly touching the building. Etc.

Current IPM Plan: Interior

- ▶ Evaluate and give preference to non-pesticide management practices and use reasonably available alternative pest control methods.
- ▶ When non-toxic forms of pest control are ineffective and pest populations pass, or threaten to pass, accepted tolerance thresholds, we will apply chemical pesticides, which pose the lowest risk of harm to human health and the environment.
- ▶ CDA works closely with Families, the Elderly and Disabled to assist them to get the support services necessary so that they can maintain a clean living environment.



Current Practices

- ▶ CDA contracts with a Professional Pest Control Company for services who is GreenPro Certified.
- ▶ CDA has ongoing discussions with our Professional Pest Control Specialist for best practices.
- ▶ **If an infestations occurs:** an evaluation of resident capability, severity, and potential impact are discussed to determine treatment.



Most Common Pest Issues

- ▶ Roach Infestations
- ▶ Bed Bug Infestations
- ▶ Mouse Infestations





Policy Recommendations

Policy Recommendations

1. Continue to work with residents on preventative pest controls including housekeeping standards and early detection of infestations.
2. Allow for continued partnership with our Pest Control Contractor for best practices recommendations based on the condition of the properties and units.
3. Allow for the flexibility to use a spectrum of methods for pest remediation that may include pesticide usage, particularly if an infestation occurs.