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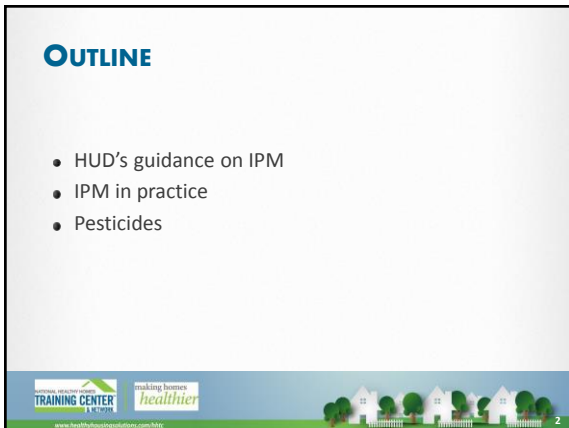
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### WHAT DOES HUD SAY ABOUT PEST CONTROL?

- HUD has three core programs for pest control
- Uniform Property Condition Standards—for project-based Section 8 properties
- Housing Quality Standards for Housing Choice Voucher units and project-based voucher programs (operated by public housing agencies)
- Promotion of Integrated Pest Management (PIH 2011-22)



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### UNIFORM PHYSICAL CONDITION STANDARDS (UPCS)

- Infestation: presence of rats; or infestation by mice or insects, such as roaches or termites.
- Deficiency: evidence of infestation of insects—including roaches and ants—throughout a unit or room, especially in food preparation and storage areas.
- Deficiency: evidence of rats or mice: sightings, rat or mouse holes, droppings.



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### HUD'S HOUSING CHOICE VOUCHERS

Housing Quality Standard (HQS)

- The dwelling unit and its equipment must be free of vermin and rodent infestation (m)(2)
- The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as . . . vermin or rodent infestations (l)(2)
- The exterior wall structure and surface must not have any serious defects that may result in air infiltration or vermin infestation (g)(2)



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## HUD'S CONVENTIONAL PUBLIC HOUSING

### Physical Survey Questions

Presence of rats or severe infestations of mice or insects (cockroaches, termites) observed

- Cockroach infestation
  - ◆ More than one dead cockroach
  - ◆ Live cockroaches
- Rats, mice, or vermin
  - ◆ Droppings or chewable holes
  - ◆ One or more live rats or mice
- Other insects or vermin observed




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## HUD'S GUIDANCE ON INTEGRATED PEST MANAGEMENT

- PIH guidance since 2006
- "IPM offers the potential to ensure efficacy of pest elimination while protecting the health of residents, staff and the environment."
- "Most of the effective methods of pest elimination... will extend the useful life of a building and as a result generate significant savings that could offset the costs of the pest control."
- "IPM effectively eliminates pests in safer and long term cost-effective ways than traditional pesticide treatments."




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## APPLICABLE LOCAL HOUSING CODES

Typical local housing code

- All structures shall be kept free from insect and rodent infestation
- All structures in which insects or rodents are found shall be promptly managed by approved processes that will not be injurious to human health
- Proper precautions shall be taken to prevent re-infestation




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## IPM DOES MORE THAN CONTROL PESTS

- Educating residents empowers them to improve their housekeeping and provides a marketable skill
- Fixing pest entrances helps to weatherize buildings and keep them dry
- Monitoring for pests allows for early intervention before the problem gets out of hand
- When people learn that they can do something to improve their living conditions, expectations for pest control will rise!




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## IPM IN PRACTICE: DOCUMENTATION IS KEY

One IPM log in each building

Record:

- date
- detailed observations
- action taken

Make sure action is taken promptly




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## IPM LOG CONTENTS

- Focus unit tracking sheet
- Service schedule
- Service log
- Applicator licenses
- Proof of insurance and business registration
- Contract/service agreement
- Potential notifications/ preparation instructions
- Product labels and Material Safety Data Sheets (MSDS) for all pesticides
- Educational materials for staff and residents




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### AT FIRST MORE WORK, BUT THEN LESS

- Starting an IPM program may mean more work because of education, repairs, and monitoring
- Expect to see increased work orders as pests and pest-friendly conditions that were previously overlooked are reported
- THEN...you will get fewer complaints, have fewer pests, and be providing a better place to live



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### ANOTHER VIEW

- Invest  
time and materials for repair and education
- Protect  
through exclusion, sanitation, and careful product choice based on least risk to human health and the environment and compatibility with other management practices
- Maintain  
with monitoring, communication, and documentation so that infestations do not grow



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### PESTICIDES

Why do people tolerate exposure to pests and pesticides?

- They are used to living with problems
- Low standards for pest control and maintenance
- Other priorities
- Not aware of the problems
- Cannot envision a better way



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### CONCERNS WITH PESTICIDES

- Pests can become tolerant of or avoid pesticides
- Risk from exposure may outweigh the benefit of killing pests
- Possible harm to pets and wildlife
- Certain populations may be especially vulnerable or sensitive to some pesticides:
  - ◆ Elderly, children, pregnant women
  - ◆ People with breathing or lung disorders such as asthma
  - ◆ People with chemical sensitivities



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### HOW TO HANDLE ILLEGAL AND RISKY PESTICIDES



Unlabeled Mothballs      Chinese Chalk      Tres Pasitos

#### Products without a pesticide label are illegal

- Educate residents on the dangers of using illegal pesticides. For example, pesticides that look like candy are risky.
- Report illegal sales to the EPA or to the state pesticide licensing agency.



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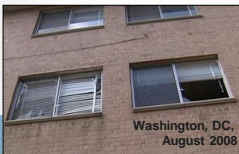
### TOTAL RELEASE FOGGERS (THERE'S A REASON THEY'RE CALLED BOMBS!)



San Diego, CA, July 1992



Augusta, GA, March 2008



Washington, DC, August 2008



www.healthcaretrainingcenter.com/ncr

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### PESTICIDE RISK

A diagram consisting of two overlapping rounded rectangles. The left one is grey and contains the word "Exposure". The right one is white with a green border and contains the word "Toxicity". A large "x" is placed between them. Below these two rectangles is a large black curly bracket that spans the width of both, with the words "Total Risk" centered underneath it.

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### PESTICIDE RISK OF EXPOSURE BY APPLICATION METHOD

Less risk of exposure ← → More risk of exposure

A horizontal bar with a color gradient from green on the left to red on the right. The bar is divided into three sections by vertical lines.

Tamper-resistant station	Gel bait in a crevice	Total release fogger
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### HOW TO READ A LABEL

- Product name
- Active Ingredients
- Signal words:
  - CAUTION** = slightly toxic
  - WARNING** = moderately toxic
  - DANGER** = severe skin or eye irritation
  - DANGER-POISON** = highly toxic

A photograph of a rectangular box of roach bait. The box is yellow and red. Text on the box includes "Kills Small & Large Roaches", "KILLS Hidden Roaches!", and "ROACH BAIT".

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## HOW TO READ A LABEL

- Registration number: "EPA Reg. No."
- Precautionary Statements
- Directions for:
  - ◆ Use
  - ◆ Storage
  - ◆ Disposal




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## Product use and emergencies

National Pesticide Information Center  
800-858-7378  
[www.npic.orst.edu](http://www.npic.orst.edu)

Poison Control Center National Hotline 800-222-1222  
[www.aapcc.org](http://www.aapcc.org)




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## QUESTIONS?




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