

FALL RIVER HOUSING AUTHORITY

PEST CONTROL POLICY

The Fall River Housing Authority (FRHA) recognizes the importance of pest and vermin control in providing a safe and healthy living environment for its residents. To this end, FRHA contracts the services of a licensed professional pest control company to deliver an effective Integrated Pest Management (IPM) plan. Additionally, FRHA has developed a Pest Control Policy that requires the coordinated efforts of the Contractor, Management, Maintenance and residents.

Integrated Pest Management (IPM) is a process for achieving long-term environmentally sound pest suppression and prevention through the use of a wide variety of technological and management practices and minimizes reliance on chemical pesticides. Although pesticide applications still play an important role in an IPM program, they are not the principal focus. Preventive measures which address the conditions that introduce pests, sustain their existence, and promote infestations shall be taken first. Special attention is given to routine inspections; resident education; pest exclusion practices, such as housekeeping and food storage; and structural modifications, if necessary. The IPM plan should be educational, participatory, innovative, well-planned, and precisely executed.

In accordance with its documented IPM, the pest control company shall provide all labor and materials required to eradicate from all FRHA buildings and grounds: rodents, insects (i.e. cockroaches, bedbugs, silverfish, wasps, etc.), and any other household pests as determined by FRHA.

INTEGRATED PEST MANAGEMENT PLAN:

The Plan requires that the Contractor visit each site once per week on a schedule determined by the Director of Field Operations or his/her designee. Director of Field Operations or his/her designee shall make sure that this schedule provides adequate treatment to address any existing infestation.

- The schedule includes frequency and locations of treatment. Different schedules may be required for each property.
- All newly-admitted tenants shall be placed on the assessment schedule for within 10 days of initial occupancy.
- Special attention shall be paid to cockroaches and bedbugs.
- All apartments and common areas in FHRA properties must be assessed and, if necessary, treated with current IPM methods for the plan to be effective.
- Site Managers shall inform the extermination contractor of the specific additional needs and arrange for proper treatment.
- Additional treatments may be required at times other than the scheduled visits.
- Resident cooperation with the extermination plan is essential.

NOTIFICATION TO RESIDENTS: Residents shall be provided with information about the IPM program and the FRHA Pest Control Policy at the time of lease execution. FRHA shall provide written advance notice to residents at least one week and again twenty-four hours prior to scheduled IPM inspections and treatments. The notices shall contain detailed instructions on preparing a dwelling unit for IPM treatment and will be translated for residents with Limited English Proficiency.

RESIDENT FAILURE TO COMPLY: Resident failure to adequately prepare for pest control treatments or to allow access to their dwelling unit for scheduled IPM services is not only a threat to the health and safety of the resident community, but is also a violation of Part D of Section VIII “Tenant Obligations” of their public housing lease agreement.

For each instance of non-compliance with Section VIII (D) of the lease, Tenants shall be charged a fee in accordance with Section III “Tenant Charges” of their lease. FRHA Management shall proceed with progressive lease enforcement actions, leading up to and including lease termination, for those who repeatedly fail to prepare their units for pest control treatments. In accordance with its Reasonable Accommodation Policy, FRHA will provide assistance with preparation efforts to those residents whose disabilities prevent them from being able to do so.