

# Operation and Management

Pierce County Housing Authority is a highly regulated entity.

(e) A statement of the PHA's operation and management. (1) This statement must list the PHA's rules, standards, and policies that govern maintenance and management of housing owned, assisted, or operated by the PHA. (2) The policies listed in this statement must include a description of any measures necessary for the prevention or eradication of pest infestation. Pest infestation includes cockroach infestation. (3) This statement must include a description of PHA management organization, and a listing of the programs administered by the PHA. (4) The information requested on a PHA's rules, standards and policies regarding management and maintenance of housing applies only to public housing. The information requested on PHA program management and listing of administered programs applies to public housing and tenant-based assistance.

## **Pierce County Housing Authority (PCHA) Rules, Standards, and Policies:**

Governing maintenance and management of housing, owned, assisted or operated by PCHA can be found in the following:

- Pierce County Housing Authority Admissions and Continued Occupancy Plan (ACOP)
- Pierce County Housing Authority Tenant Lease
- Pierce County Housing Authority Family Obligations
- US Department of Housing and Urban Development Code of Federal Regulations (24 CFR)
- Pierce County Housing Authority Purchasing Policy
- Pierce County Administrative Plan (Section 8)

## **HUD funded Programs Administered by Pierce County Housing Authority:**

- **Public Housing**
- **Section 8/HCV**
- **Family Self Sufficiency (Public Housing and Section 8/HCV)**

## **Description of any Measures Necessary for the Prevention or Eradication of Pest Infestation**

Pierce County Housing Authority takes pest control very seriously. Pests, by definition, are a nuisance to residents and can become expensive to treat. Below is Pierce County Housing Authority's Integrated Pest Management Plan for Public Housing developed in 2016 following training with Northeastern Integrated Pest Management.

### **Resident Education:**

At move in all residents receive information regarding the importance of pest control, including early reporting and housekeeping. Residents are provided with the following brochures

- "Your Role in Pest Control"

### **Pest Control Monitoring and Log:**

Annually Pierce County Housing Authority will initiate a monitoring program for each of the 125 Public Housing Units in its will occur each year as part of the portfolio. This will occur annually as each unit is inspected for Uniform Physical Conditions and at each unit turn. The inspection will include a visual inspection of the unit searching for:

- Living/dead pests

## Pierce County Housing Authority: Annual Plan Elements 2019

- Feces, shedding, or other “sign” of pests
- Sources of food, water, shelter for pests (housekeeping and maintenance)
- Creation of a sticky trap under the sink in each kitchen that is dated and associated with the work order for the inspection/turn.
- Property management will describe the resident and maintenance partnership essential to effective integrated pest management and ask that residents not touch/damage/throw away traps (but call maintenance at the first sign of pests).

The annual monitoring will identify units that require treatment, education, and follow up to address the presence of pests – including housekeeping and compliance with treatment protocols if required.