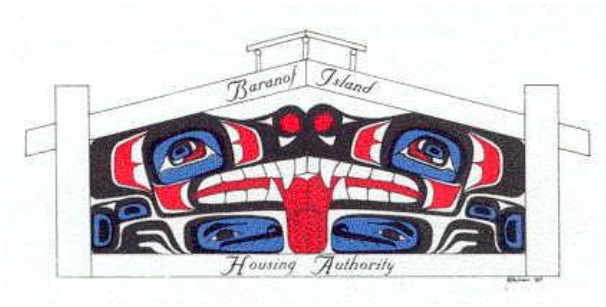


# BARANOF ISLAND HOUSING AUTHORITY



## METHAMPHETAMINE MONITORING & REMEDIATION POLICY

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# BARANOF ISLAND HOUSING AUTHORITY

## METHAMPHETAMINE MONITORING & REMEDATION POLICY

### SECTION 1. PURPOSE

The Baranof Island Housing Authority (BIHA), in an effort to protect the public health, safety and welfare of our residents and community has voluntarily adopted this policy to proactively monitor its property and housing units for health risks related to methamphetamine (meth) use and contamination. These guidelines include specific testing and cleanup standards for units contaminated by methamphetamine (meth) in properties owned and managed by the BIHA.

### SECTION 2. POLICY STATEMENT

BIHA has adopted an established health standard based on multiple Environmental Protection Agency (EPA) studies which have shown that the use of meth by smoking can produce levels of airborne meth that may result in general contamination of the indoor environment, and a structure in which meth was used but *not* manufactured is *not* as likely to be as contaminated as a structure that houses a meth lab. Therefore, BIHA will *not* require remediation of a meth use structure if the surface contamination is *below* the acceptable EPA and Alaska Department of Environmental Conservation's (ADEC) health based standard level:

#### **A** Voluntary Standard

Through research of the Environmental Protection Agency (EPA), the ADEC, and other regional voluntary standards, BIHA hereby determines a voluntary meth residue concentration of 1.5 ug/100 cm<sup>2</sup> to be an acceptable level. Extensive research in California and Colorado have also determined these levels to be acceptable as well. The EPA and the California health-based standards for meth residue are also voluntarily set at 1.5 ug/100 cm<sup>2</sup> and used to determine if meth levels are safe.

#### **B** Level Below Standard

If the measured meth level is below the voluntary set standard of 1.5 ug/100 cm<sup>2</sup>, and the property has not been declared a meth lab, cleanup is not necessary – that level of meth has been shown to present minimal health risk to all occupants of a home, This number is based on the EPA and California State studies of the health effects of meth in children – the population most at risk to be harmed from meth residue. Therefore, after a declared meth lab has been remediated, the contractor must demonstrate that the level of meth residue is below BIHA's voluntary standard in order for the property to be

considered fully clean. If there has not been a declared meth lab, the standard can be used to determine whether or not there is a health risk to living in a property where the owner is concerned about contamination from meth use.

### **SECTION 3. AUTHORIZATION**

The BIHA Executive Director is authorized and directed by the BIHA Board of Commissioners to implement the provisions of the Meth Monitoring & Remediation Policy.

### **SECTION 4. SEVERABILITY**

If any one or more section, subsection, sentence, clause, phrase, word, provision or application of this Policy shall for any person or circumstance be held to be illegal, invalid, unenforceable, and/or unconstitutional, such decision shall not affect the validity of any other section, subsection, sentence, clause, phrase, word, provision or application of this Ordinance which is operable without the offending section, subsection, sentence, clause, phrase, word, provision or application shall remain effective notwithstanding.

### **SECTION 5. APPLICABILITY**

#### **A Law**

Policies regarding the administration of this program are to follow the Native American Housing Assistance and Self-Determination Act (NAHASDA) and the Indian Housing Block Grant (IHBG) Regulations at 24 CFR Part 1000.

#### **B Policies**

Generally, eligibility, admission, and occupancy criteria shall apply as applicable consistent with the BIHA Admission & Occupancy Policy.

#### **C Amendments**

This policy can only be amended by the BIHA Board of Commissioners.

### **SECTION 6. PROCESS**

1. All units will be tested for methamphetamine (meth) contamination within 14 days of resident moveout and secured vacancy of the unit.
2. All units will also be tested at the annual (once a year) unit inspection on all BIHA owned units. The BIHA will utilize 1500-ng (1.5 microgram per 100 cm<sup>2</sup> lower limit of identification) Immunoassay Wipe Kits meth testing (Wipe Kit) for all monitoring and screening tests. Standard BIHA monitoring and screening testing will consist of a single Wipe Test in an appropriate location within each unit.

3. Wipe Tests will be conducted once BIHA receives secured possession of each vacated unit.
4. For vacated units not previously Wipe Tested for meth surface residue, the Wipe Test provides a measurable baseline related to evidence of meth residue contamination. Test results that come back with the reading of 1.5 ug/100cm<sup>2</sup> or less will be considered non-detect and processed for move-out repairs and general cleanup, if applicable. In the instance of a positive test for meth residue (1.5 ug/100 cm<sup>2</sup> to 20 ug/100 cm<sup>2</sup>) will have a scope of work established by the BIHA Inspector. In units that have not been previously baseline tested, one or more meth tests may be completed on additional items either installed during the unit's make-ready right prior to a new household's tenancy or installed during the time of a household's tenancy to indicate whether meth use or manufacture occurred in the unit during a household's tenancy.
5. For units previously tested, the unit test provides a measure of meth residue contamination, if any, indicating whether meth use or manufacture occurred in the unit during a household's tenancy.
6. If a household applies for a Unit Transfer, their vacating unit will be monitor tested for meth contamination before the decision to allow the transfer to a new unit. If the vacating unit tests positive for meth contamination, the unit transfer request may be denied on this basis in keeping with BIHA's Transfer Policy.
7. If BIHA has reasonable cause to believe that illegal possession, use or manufacturing of meth is occurring in a resident's unit or within premises controlled by the resident; as storage areas or on adjacent common areas owned or managed by BIHA, BIHA will inform the resident of the reported suspicion, and then provide the resident with written notice of meth testing.
8. If the Sitka Police Department, BIHA staff, or other credible sources report a suspicion of meth possession, use or manufacturing to BIHA, BIHA will then determine whether reasonable cause exists to believe that illegal possession, use or manufacturing of meth is occurring, and may proceed in the same manner as set forth in Paragraph No. 4 above.
9. BIHA's Maintenance Supervisor, or their designee, will oversee the mitigation of all environmental hazards at BIHA properties. The Maintenance Supervisor, or their designee, will order and maintain a supply of test kits and provide periodic training to maintenance staff on meth testing procedures. The Maintenance Supervisor or their trained designee will conduct all monitoring meth testing.
10. Only properly trained BIHA maintenance staff or other certified consultants will be permitted to administer meth testing and perform meth remediation activities.

11. Any unit confirmed to house a meth lab (or manufacture) shall undergo automatic remediation, regardless of what test results indicate. Monitoring meth shall still be required even when the presence of a meth lab has already been confirmed.

**THE FOLLOWING STEPS WILL BE TAKEN TO CONDUCT MONITORING METH TESTING:**

- a) Retrieve sealed meth test kit ensuring that it has not been tampered with and that its seal has not been broken.
- b) The Immunoassay Wipe Kit for Methamphetamine Residue test manufacturer's operating instructions will be followed as is practicable under the circumstances through all steps of the meth testing process.
- c) Test results that come back with a reading of 1/5ug/100 cm<sup>2</sup> or less will be considered non-detect and no further action should be taken. The Maintenance Supervisor will then notify the Executive Director and the site staff of the non-detect test result, and staff can proceed with the completion of the unit turn, if applicable.
- d) If there is a positive test result indication of meth use (in exceedance of the 1500-ng (1.5 microgram) per 100 cm<sup>2</sup> lower limit of identification (LLOI) ), the Maintenance Supervisor will provide the result information to the Executive Director and notify housing staff of the results .
- e) All monitoring meth tests will be documented with photographs of the unit number, test sample area, and the test results. The monitoring test cartridge results photo will be documented by date/time by placing a cell phone showing time and date in the results photograph. The documenting photographs will be stored on the BIHA S: Drive in the applicable folders labeled by Unit #, date, and test result. The test sample cartridge results will be labeled as to unit, date, time of sampling, and identity of tester(s) and then be preserved and stored in a secure location in keeping with the Wipe Kit test manufacturers operating instruction. The Maintenance Supervisor will maintain records of all meth testing results.
- f) BIHA will pay for the first clearance test. If the first test fails, a second test will be conducted by trained BIHA staff. If the second test fails, the cost of all tests will be charged back to the tenant along with all other meth remediation costs.
- g) Vacating tenants will be notified in writing of the results of any testing performed. If the tests come back positive for meth above the Housing Authority Standard, they will be notified that remediation costs will be charged to them and added to their account. If at the time of move-out, the unit tests positive for meth, the vacating tenant will be charged for all expenses associated with bringing the contaminated unit back to standard in the manner stated above. This will include meth remediation performed by trained BIHA staff as well as meth/move-out repairs.



# Baranof Island Housing Authority

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Sitka AK 99835

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## Resolution # 2021-11

### Approval of Methamphetamine Monitoring and Remediation Policy

**WHEREAS**, Baranof Island Housing Authority has been appointed the Tribally Designated Housing Entity (TDHE) for the Sitka area by Sitka Tribe of Alaska Resolution 97-49, Sitka Tribe of Alaska being the federally recognized Indian Tribe pursuant to the Indian Reorganization Act of June 18, 1934; and

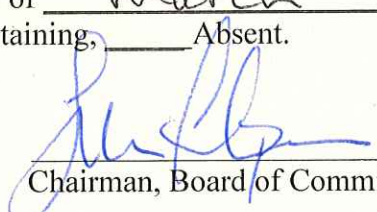
**WHEREAS**, Baranof Island Housing Authority was established as a Regional Native Housing Authority for Baranof Island by Alaska Statute 18.55.996, possessing the primary powers, rights and functions specified for the Alaska State Housing Authority; and

**WHEREAS**, Baranof Island Housing Authority, as the TDHE for Sitka Tribe of Alaska, and as the Native housing authority established by Alaska State Statute has the responsibility of assisting tribal citizens, Alaska Natives, and American Indians to attain affordable, decent, safe, and sanitary housing; and


**WHEREAS**, Baranof Island Housing Authority adopts policies to provide for the safety and security of its employees, program participants and the general public; and

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Baranof Island Housing Authority hereby approves the Methamphetamine Monitoring and Remediation Policy dated March 31, 2021.

**PASSED, ADOPTED AND APPROVED** by the Board of Commissioners of Baranof Island Housing Authority this 31 day of March, 2021 by a vote of 5 Yes,      No,      Abstaining,      Absent.

  
\_\_\_\_\_  
Chairman, Board of Commissioners

**ATTEST**

  
\_\_\_\_\_  
Secretary, Board of Commissioners