



A Community Partner,
Helping People to Help Themselves

The Scoop

Serving Families in Walla Walla and Columbia Counties

September 2005

Walla Walla Housing Authority

501 Cayuse Street
Walla Walla WA 99362
509-527-4542 * Fax 509-527-4574
Hearing-impaired, use relay service
wwha@wallawalla.org
www.wallawalla.org

A Meth Bust, Now What?

Speaking from Our Own Experience

Over half of residential drug labs are found on rental property. We recently have had to deal with a methamphetamine (meth) lab in one of our rentals. The following are some helpful tips and steps to take we share from our own experience:

1) Receive a call from local law enforcement reporting a meth lab.

2) Notify the local health department of the suspected contaminated property. Contact a state certified clean-up contractor. The Health Department can provide you with a list of certified contractors; you can also visit the Washington State Department of Health's website (www.doh.wa.gov) to review a complete listing.

3) After selecting a state certified contractor, they will perform test sampling of the property to determine if the level of contamination is greater than the state's clean-up threshold. Results can take up to a week.

4) If the contamination levels are higher than the state's threshold, then the property will be posted and "red tagged" to indicate the property is unfit for occupancy. The Health Department sends a letter to the property owner stating a Decontamination Order has been recorded. Clean-up is required before the property can be re-

occupied.

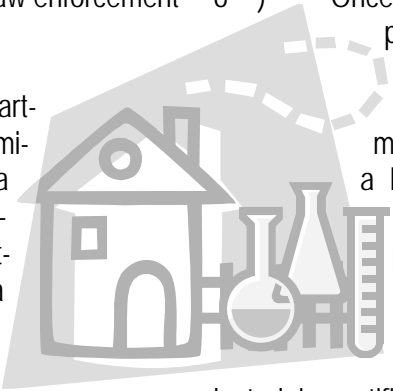
5) The clean-up contractor will submit their Clean-up Work Plan to the Health Department for approval. The clean-up usually takes 4 to 6 weeks and can cost an average of \$7,700 for a 1,200 sq. ft. home.

6) Once the clean-up is complete, post-testing of the property is conducted and results submitted to the Health Department. If the final report is ok, a Release of Decontamination Order is issued and the property can be re-occupied.

The key -- make sure the contractor you have selected is certified through the Clandestine Drug Lab Decontamination Program; you have verified their license registration through the Department of Labor & Industries; and has adequate insurance coverage. We suggest you request the contractor to provide copies of these documents for your records.

Be educated when it comes to dealing with a meth lab on your rental property. The Washington State Department of Health and our local Health Department can provide you with the guidance you will need to get through the clean-up process.

Visit the Washington State Department of Health website at www.doh.wa.gov.



AUTOMATIC
Housing Assistance
Payment Deposits
are deposited by the
5th of each month

Office Closures
September 5th
Labor Day

Rental Assistance Division

Jason Hahn

Rental Assistance Manager
527-4606

Families participating in REACH, TBRA, or Welfare to Work

Nina Hill

Rental Specialist
Participant last names A-K
527-4607

David Mitchell

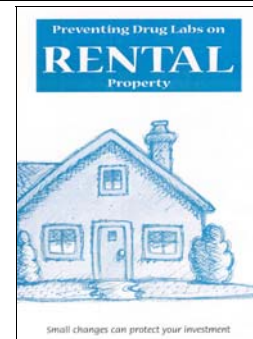
Rental Specialist
Participant last names L-Z
522-7813

Donna Larsen

Eligibility Coordinator
Waiting List
527-4608

Gaby Aguilar

Information Coordinator
527-4542 extension 100



Download from the Washington State Department of Health website at
http://www3.doh.wa.gov/here/materials/PDFs/24_CDLeent_E04L.pdf



Living Crime Free with RENTAL HOUSING



Do you own or manage Rental Property and worry about?:

- Non-payment of rent
- High turnover and vacancies
- Loss of rent during eviction and repair periods
- Toxic contamination from drug labs
- Property damage from abuse, retaliation or neglect
- Excess time spent on crisis control
- Good tenants moving out
- Reduced business value

Do you live in or near Rental Property and are experiencing?:

- Fear and frustration due to criminal activity in and around rental property
- General neighborhood decay
- Decline in property value

If you answered "yes" to any of these questions, then the *Crime Free Rental Housing Program* is for you. The Walla Walla Police Department and the City of Walla Walla are proud to offer this highly effective program aimed at reducing criminal activity in and around rental property.

LEARN ABOUT:

- Rental agreements and applications
- Tenant screening and Fair Housing
- Eviction process
- Landlord/Tenant Law
- Identifying and reporting illegal activity
- Warning signs of drug and gang activity
- Meth lab clean-up
- Fire safety
- Property security and safety
- Tips for active management
- Working with the Police and Sheriff

**OCTOBER 14th, 16th, 21st, & 23rd
6:30 PM to 9:30 PM.**

This 12-hour course, refreshments and program manual are offered **FREE OF CHARGE**. Space is limited to a first come-first serve basis. Registration deadline is **September 26**. Contact the WWPDP's *Crime Free Rental Housing* voice mail at **522-3751, extension 799**, for more information.

Walla Walla Housing Authority

Board of Commissioners

Bob Adams
Chair

Brian Jones
Vice Chair

Jill Zagelow
Commissioner

Jude Noland
Commissioner

Kathryn Farrell Guizar
Commissioner

Cathie Antle
Resident Commissioner

Dominick Elia
Ex-Officio

Renée Rooker
Executive Director

LANDLORD-TENANT LAW QUIZ

Under the Landlord-Tenant Law, the landlord must:

(circle all that apply)

1. Maintain the dwelling unit so it does not violate state and local codes, in ways which endanger the tenant's health and safety.
2. Provide necessary facilities to supply heat, electricity, and hot and cold running water.
3. Keep common areas, such as lobbies, stairways and halls, reasonably clean and free from hazards.
4. Inform tenants of the name and address of the landlord or landlord's agent.

ANSWER

Under the Washington State Landlord-Tenant Law, the landlord must provide ALL the above.

Copies of the Landlord-Tenant Law are available FREE from the WWAHA Office

Visit us on-line @ www.wallawallaha.org

