


Integrated Pest Management in market rate and subsidized housing

Allison Taisey, BCE | Beth McKee-Huger
Northeastern IPM Center | Greensboro Housing Coalition
Cornell University

LEADING THE NATION TO HEALTHY
HOMES, FAMILIES, AND COMMUNITIES



Pests cause problems

- Trigger/cause asthma and allergies
- Bite
- Contaminate food
- Lead people to overreact and ignore pesticide labels
- Transmit disease
- Hitchhike in belongings
- Violate housing codes


IPM makes homes healthier!

You are a cockroach

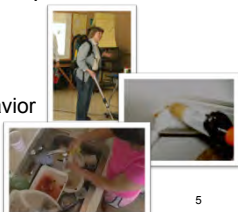


3




 **Integrated Pest Management**

1. Inspect and monitor
2. Identify
3. Determine the scale of response
4. Respond
 - Biological control
 - Non-chemical control
 - Changing people's behavior
 - Chemical control
5. Evaluate effectiveness




5

 **IPM is not...**


- Using only bait
- Applying more than one kind of pesticide
- A certain set of pesticides
- Using spices and herbs
- A service that can be contracted out

6

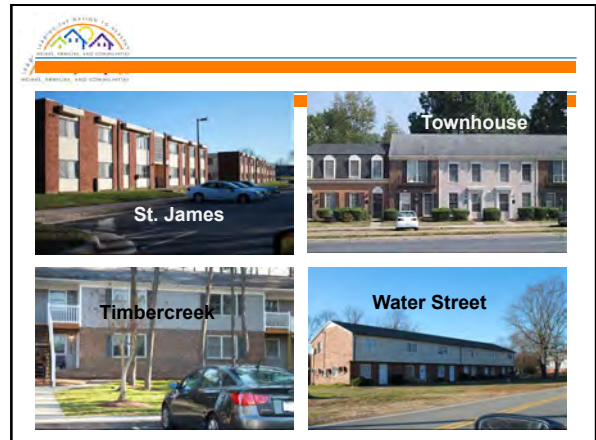
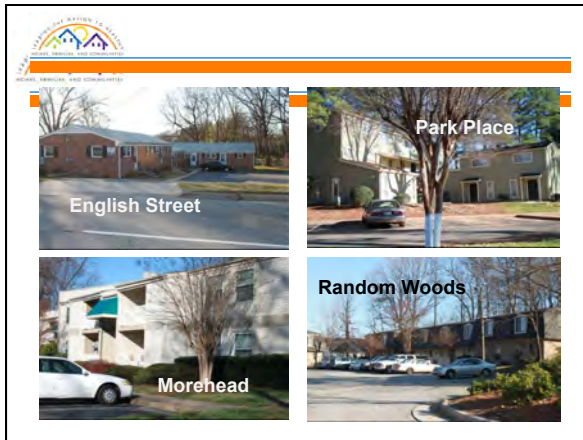
 **Healthy Homes Technical Study in Greensboro**

Goal
Achieve IPM in private multifamily rental housing

Expected (and Actual) Results
Behavior change by management and tenant
Reduction in number of units with pests
Reduction in number of pests per unit
Infestation less likely after IPM adoption

 **Enrollment Results – 8 Properties**

- 6-204 units, 1-51 buildings
 - All units in 3 properties \leq 30 units enrolled
 - Higher-risk buildings in 5 properties
- Enrolled 55% of units due to economic stress
 - Doubling up increased vacancy rates
 - Tenants working multiple jobs, not home / responsive
- 77% of enrolled participants were still in the same dwelling unit at the end of study period

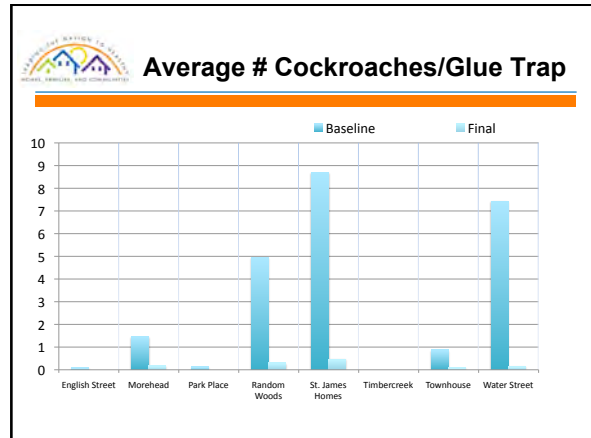
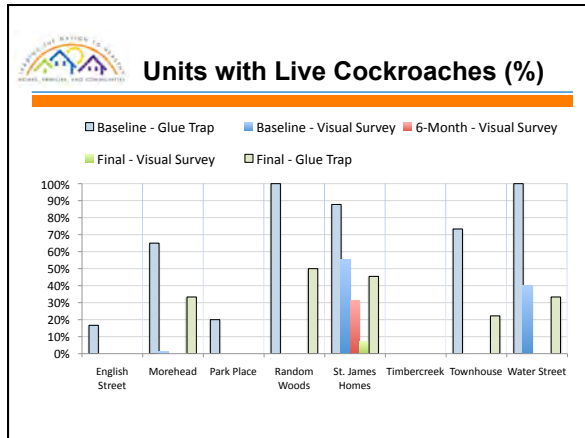


Implementation of IPM

- Property-wide IPM plans (Management + PMP)
 - Reduction of pest intrusion and habitat
 - Coordinated targeted attention to focus units
 - Monitoring of tenant complaints
- Project staff
 - Monthly inspections
 - Accompany PMP
 - Regular educational/monitoring with tenants
 - Glue trap monitoring of focus units

Education and Training

- Training for PMPs and property managers
 - Trainer from NCSU's entomology program
 - 1:1 follow-up
- Tenant Education
 - Printed educational materials – NYC brochures
 - Explanation during interview/enrollment
 - Explanation during visual, glue trap, sampling
 - Emphasis on self-protective action




- Discussion – Keys to Success**
- Tenants and property managers learned:
 - what was expected
 - health risks and ineffectiveness of common pesticides
 - food and water sources maintain pest populations
 - Sustainable adoption of IPM requires:
 - Education – property mgmt, tenant, PMP
 - Equipping property manager to expect/demand IPM
 - Providing Guide sheets for owners/tenants/doctors
nchh.org/Training/IntegratedPestManagement.aspx
 - Imposition of mutual expectations regarding roles
 - Monitoring and communication

- Property Management’s Self-Interest**
- Reduce tenant complaints
 - Reduce turnover – vacancy prevention
 - Pay only for effective pest control strategies
 - 5 property managers changed PMP to ensure IPM
 - Cost of pest management not # 1 concern
 - Prevent pesticide exposure – new concern
 - Asset protection

Promoting IPM in Affordable Housing

Goal

To improve pest control in affordable housing by teaching everyone who works, lives, and plays in housing how to use integrated pest management (IPM).



www.StopPests.org stoppests@cornell.edu @StopPests facebook.com/StopPests youtube.com/user/StopPests



Promoting IPM in Affordable Housing

Deliverables

- Actively work to eliminate documented obstacles to IPM in affordable housing;
- Develop and replicate an IPM implementation process for housing providers to follow;
- Coach at least 70 housing providers through the process; providing—as needed— pre-training guidance, on-site training, and post-training technical assistance; and
- Evaluate IPM in the participating housing communities and gather the data needed to assess a return on investment (ROI) of the Center's efforts.

www.StopPests.org stoppests@cornell.edu @StopPests facebook.com/StopPests youtube.com/user/StopPests

StopPests' Process Phase 1: Commitment and Background

STOP Pests in housing

IPM Coordinator & Training Request

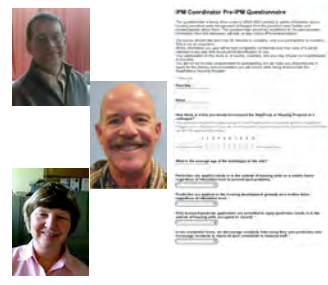

STOP Pests in housing

Integrative Pest Management Coordinator Training

StopPests' IPM Coordinator Training

www.StopPests.org stoppests@cornell.edu @StopPests facebook.com/StopPests youtube.com/user/StopPests

Phase 1: Commitment and Background

STOP Pests in housing

IPM Coordinator Pre-IPM Questionnaire

STOP Pests in housing

IPM Coordinator Training

www.StopPests.org stoppests@cornell.edu @StopPests facebook.com/StopPests youtube.com/user/StopPests

 **Phase 2: Implementation**

- Make recommendations
- Set goals
 - Short term: before training
 - Long term: after training
- Meet minimum requirements
- Engage local partners

www.StopPests.org stoppests@cornell.edu [@StopPests](https://twitter.com/StopPests) facebook.com/StopPests youtube.com/user/StopPests


 **Phase 3: IPM in Multifamily Housing Training**



Developed and sponsored by



www.StopPests.org stoppests@cornell.edu [@StopPests](https://twitter.com/StopPests) facebook.com/StopPests youtube.com/user/StopPests

 **Phase 4: After the Training**


- Finalize an IPM Plan
- Use IPM Log
- Monitor & inspect routinely
- Revise procedures/documents
- Plan for continuing education
- Collect data
- Share the story

www.StopPests.org stoppests@cornell.edu [@StopPests](https://twitter.com/StopPests) facebook.com/StopPests youtube.com/user/StopPests

 **Get StopPests to your community**

1. Background
 - *IPM: A Guide for Affordable Housing*
 - www.stoppests.org/Guide
2. Get buy-in from housing management
 - [www.youtube.com/user/StopPests](https://youtube.com/user/StopPests)
 - www.stoppests.org/success-stories/
3. Be in touch!
 - www.stoppests.org/Request

www.StopPests.org stoppests@cornell.edu [@StopPests](https://twitter.com/StopPests) facebook.com/StopPests youtube.com/user/StopPests




Thank You

Our Funders

- Rachel Riley, Government Technical Representative
- U.S. Department of Housing and Urban Development's Office of Healthy Homes and Lead Hazard Control
- U.S. Department of Agriculture's National Institute of Food and Agriculture

Our Employers

- Healthy Homes Technical Study: Cooperative Agreement DCLHH0169-08
- Promoting Integrated Pest Management in Affordable Housing: USDA Special 2012-04039



For more information

- **Beth McKee-Huger**
 - beth@greensborohousingcoalition.com
 - [@GHCGreensboro](https://www.facebook.com/GHCGreensboro)
 - [facebook.com/GreensboroHousingCoalition](https://www.facebook.com/GreensboroHousingCoalition)
 - www.greensborohousingcoalition.com
- **Allison Taisey**
 - stoppests@cornell.edu
 - [facebook.com/StopPests](https://www.facebook.com/StopPests)
 - [@taiseybug](https://twitter.com/taiseybug) | [@StopPests](https://twitter.com/StopPests)
 - www.stoppests.org