Integrated Pest Management in market rate and subsidized housing

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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
**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

**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

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**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 < 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
  - 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).

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.

StopPests’ Process
Phase 1: Commitment and Background
Phase 2: Implementation

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

Phase 3: IPM in Multifamily Housing Training

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

Get StopPests to your community

1. Background
   - IPM: A Guide for Affordable Housing
     - www.stoppests.org/Guide
   - Get buy-in from housing management
     - www.youtube.com/user/StopPests
     - www.stoppests.org/success-stories/
2. Be in touch!
   - www.stoppests.org/Request
Thank You

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