

# StopPests in Housing Program

www.StopPests.org



## Servicing Affordable, Multifamily Housing

Allison Taisey  
Northeastern IPM Center  
Cornell University





## Pest control in affordable housing: a wicked problem (Rittel & Webber, 1973)

It may also be framed as a **social mess** (Horn, 2007):

- No unique "correct" view of the problem;
- Different views of the problem and contradictory solutions;
- Most problems are connected to other problems;
- Data are often uncertain or missing;
- Multiple value conflicts;
- Ideological and cultural constraints;
- Political constraints;
- Economic constraints;
- Often a-logical or illogical or multi-view thinking;
- Numerous possible intervention points;
- Consequences difficult to imagine;
- Considerable uncertainty, ambiguity;
- Great resistance to change; and
- Problem solvers are out of contact with the problems and potential solutions.


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## Solving wicked problems

- A collaborative approach: all stakeholders are engaged in order to find the best possible solution for all.
- Key advantages include
  - higher stakeholder commitment,
  - more comprehensive and effective solutions, and
  - fewer resources having to be used by any one stakeholder.
- Key disadvantages include increased
  - transactions costs and
  - the fact that the skills of collaboration are in limited supply.

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## Hold an initial meeting

- Goal: increase awareness of opportunities and challenges of stakeholders
  - Executive Management
  - Board of Directors
  - PMP
  - Property Manager
  - Maintenance Director
  - Resident leadership

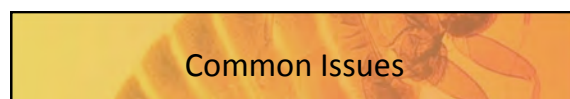
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## We can all come together to Stop Pests

<p>Healthy housing</p> <ul style="list-style-type: none"> <li>• Reduction in indoor allergens</li> <li>• Reduction in pests</li> <li>• Reduction in pesticides</li> <li>• Least risk chemicals</li> <li>• Safe and decent housing</li> <li>• Public health</li> </ul>	<ul style="list-style-type: none"> <li>• Bed bug management that is effective both in terms of budget and controlling the pest property-wide</li> <li>• Making a profit in the affordable housing market</li> <li>• Reduce the risk of staff members bringing home pests</li> <li>• Increasing the quality of services sought by <i>and</i> offered to affordable housing</li> </ul>
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## Common Issues

- Resident cooperation
  - Unit preparation for pest control
  - Trash handling
  - Over the counter pesticide use
- Local municipality's trash pick up
- Trash chutes and compactor rooms
- Pesticide application by unlicensed staff
- Communication with pest control contractor

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## A worthy fight

"Now we know that the frequent hospital admissions of inner-city children with asthma often is directly related to their contact with cockroach allergens—the substances that cause allergies."  
 ~ Asthma & Allergy Assoc. of America




Washington, DC, August 2008

The Surgeon General's Call to Action To Promote Healthy Humans  
 2009

the family unit. There are numerous reports of cockroaches (probably *Periplaneta* spp.) on ships and in mines biting humans and eating toenails, fingernails and the calloused parts of hands and feet. The bite of *Blattella germanica* produces a characteristic triangular pattern on human skin and can be followed by slight pain and itching. There are also reports that in large infestations, *Blattella germanica* will attack humans, particularly nursing infants.

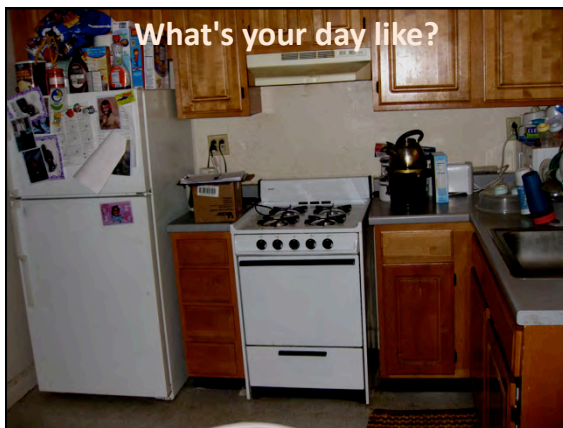
From: *Urban Entomology: Insect and mite pests in the human environment*



## You are a cockroach




University of Nebraska  
 Department of Entomology





## Prevention

- PMP
- Executive Management
- Maintenance Director
- Property Manager
- Residents




The Role of Pest Control in Effective Asthma Management: A Business Case



## Integrated Pest Management (IPM)

1. Inspect and monitor
2. Identify what's found
3. Determine the scale of response
4. Respond
  - Nonchemical control
  - Change people's behavior
  - Chemical control
  - Biological control
5. Evaluate effectiveness



# StopPests in Housing Program

[www.StopPests.org](http://www.StopPests.org)

## Find pests before an infestation grows



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## Early Detection & Reporting

- PMP
- Executive Management
- Maintenance Director
- Property Manager
- Residents

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## Take control

- Scale the response to the level of infestation
- Get rid of pests using more than one method
- Methods must be economical and pose the least possible risk to people, property, and the environment



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## Control measures


- PMP
- Executive Management
- Maintenance Director
- Property Manager
- Residents

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## Evaluate effectiveness

- PMP
- Executive Management
- Maintenance Director
- Property Manager
- Residents



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## IPM differs from conventional

- No routine pesticide applications
- Proactive vs. reactive
- Every unit and building area inspected and monitored
- A team approach
  - Educate site staff, residents, pest management professionals (PMPs), and other stakeholders
  - Focus units
  - Divide responsibilities among team members


STOP Pests

# StopPests in Housing Program

## www.StopPests.org

### Selling Points for IPM

- A system-wide approach to pest control that synergizes the efforts of maintenance, social workers, and pest control.
- Has potential for great PR: partnerships, happy residents, higher inspection scores, "healthy," "sustainable," and "green."
- There is a business case: reduced transfer requests, reduced pest work orders, increased satisfaction with housing, fewer asthma attacks, and cheaper in the long run.
- IPM is a healthy and sustainable approach to reducing asthma triggers.
- It makes homes good for people and bad for pests.

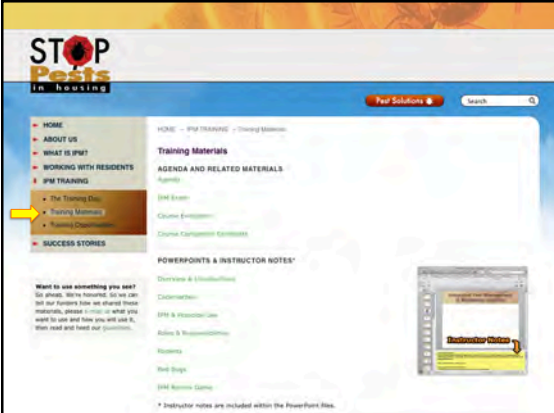
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www.StopPests.org



www.StopPests.typepad.com





### Questions? IPM resources

HUD Notices

- PIH 2011-22: Promotion of Integrated Pest Management (IPM)
- Notice H 2012-5/PIH 2012-17: Guidelines on Bed Bug Control

Websites

- StopPests in Housing Program [www.stoppests.org](http://www.stoppests.org)
- The National Center for Healthy Housing; [www.nchh.org](http://www.nchh.org)
- NH OneTouch: [www.dhhs.state.nh.us/dphs/bchs/clpp/documents/hhonetouchform.pdf](http://www.dhhs.state.nh.us/dphs/bchs/clpp/documents/hhonetouchform.pdf)
- The National Pesticide Information Center: [www.npic.orst.edu](http://www.npic.orst.edu)



stoppests@cornell.edu @StopPests facebook.com/StopPests