

Use integrated pest management (IPM) to maintain your buildings and property in a way that is good for people and bad for pests. Pests need food, water, and a place to hide. Take these away and you begin to solve the pest problem in a sustainable way.

IPM recommendations focus on *preventive* measures—getting at the root of the problem before an infestation occurs. An effective IPM program finds pest problems and solves them before infestations grow or spread.

STOPPESTS SUCCESS STORY

By focusing on the vacant turnover procedure, in one year, Cincinnati Metropolitan Housing Authority cut pesticide costs in half, reduced resident-generated pest work orders, and improved staff members' satisfaction with the pest control strategy.

THE IPM PROCESS

- 1) *Inspect and monitor:* inspect pest-conducive areas and monitoring devices to determine the extent of the problem and factors that may influence control efforts;
- 2) *If you find evidence:* identify the pest to target control efforts;
- 3) *Plan:* scale the control efforts to the level of infestation;
- 4) *Take action:* use at least two compatible control methods:
 - Change behaviors (example: put food in pest-proof containers)
 - Trap pests or block them out (example: use door sweeps on exterior doors)
 - Have a licensed pest professional use least-risk (in terms of toxicity and risk of exposure) EPA-registered pesticides that will get the job done
- 5) *Evaluate effectiveness:* if pests are still there, try again (step 3); if no pests are present, the area can return to a regular inspection and monitoring schedule (step 1)

DAY-TO-DAY IPM

- 1) Everyone checks monitors and inspects for pests. An IPM Coordinator makes sure every unit and pest-conducive area is checked on a regular basis.
- 2) Whoever finds a pest calls in a work order—coded to be pest-specific.
- 3) A pest management professional (PMP) or property staff member with pest-control knowledge inspects the area, identifies the problem, and makes a plan for action. The plan includes who will do what—residents, housing staff, and contractors. Communication (backed by documentation) is key.
- 4) At least two control options are used to solve the problem. Pesticides are never the only control tactic. Unit-specific records are kept for every action.
- 5) Led by the IPM Coordinator, team members continue to inspect, monitor, record observations, and follow up whenever pests are identified.

IPM PROGRAMS

- Continuously monitor for pests.
- Evaluate pest control records to identify trends.
- Allocate time and effort to solve problems.
- Develop partnerships with local support agencies.
- Educate staff and residents about pests and control options.

WHY USE IPM IN AFFORDABLE HOUSING?

- *For budgets:* IPM programs have been shown to reduce pest-related work orders, reduce transfer requests, and be cost effective—it's easier on everyone to eliminate pest problems before they grow or spread.
- *For health:* pests are neither safe nor decent. Pests have no place in a healthy home. Not only do cockroach allergens trigger asthma and allergies, early exposure to cockroach allergen may actually cause asthma to develop.

WANT ADVICE FOR YOUR PROPERTY?

- Read "IPM: A Guide for Affordable Housing" at www.stoppests.org/Guide
- Contact an expert at www.stoppests.org/Request

References: HUD's Notice on IPM: PIH 2011-22; www.stoppests.org/what-is-ipm