



BUILDING A FRAMEWORK FOR HEALTHY HOUSING

2008 National Healthy Homes Conference

Promoting IPM in Affordable Housing through Strategic Partnerships

A Case Study of Boston Public Housing

H. Patricia Hynes

Boston University School of Public Health

Partnership, Power and Project Dynamics



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Key Strategies and Lessons

- Leadership: flexible
 - *change from research to demonstration*
- Getting past housing authority wariness
 - *time, social contract, city agencies' partnership, results*
- Mutual respect, good will and humility
- Goal-oriented
 - *process and product*



Research for Action



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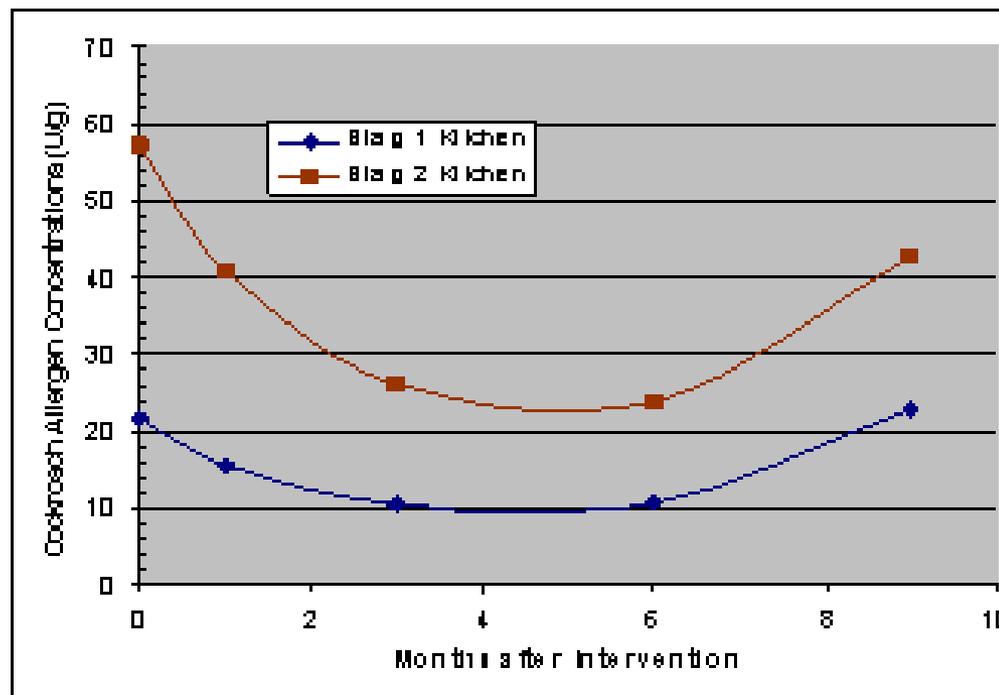


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Research for Action: Key Results

HPHI – Cockroach Allergen Trends



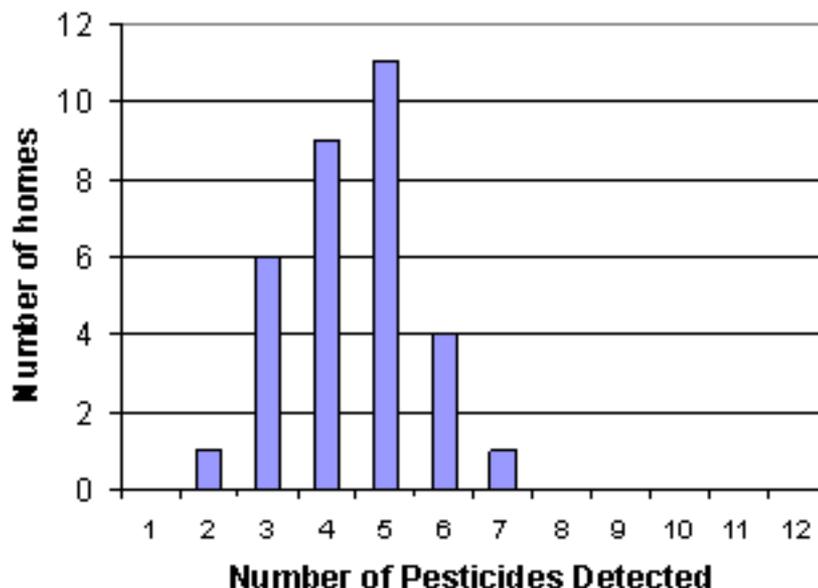
- Need to sustain efforts
- Focus should be building-wide

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Research for Action: Key Results

Pesticides Detected in Household Vacuum Dust (N=33)*



- No home was pesticide-free
- Detectable levels of several pesticides were found in most homes

*from Julien et al., J Exp Sci & Env Epi., 2007 (In press).

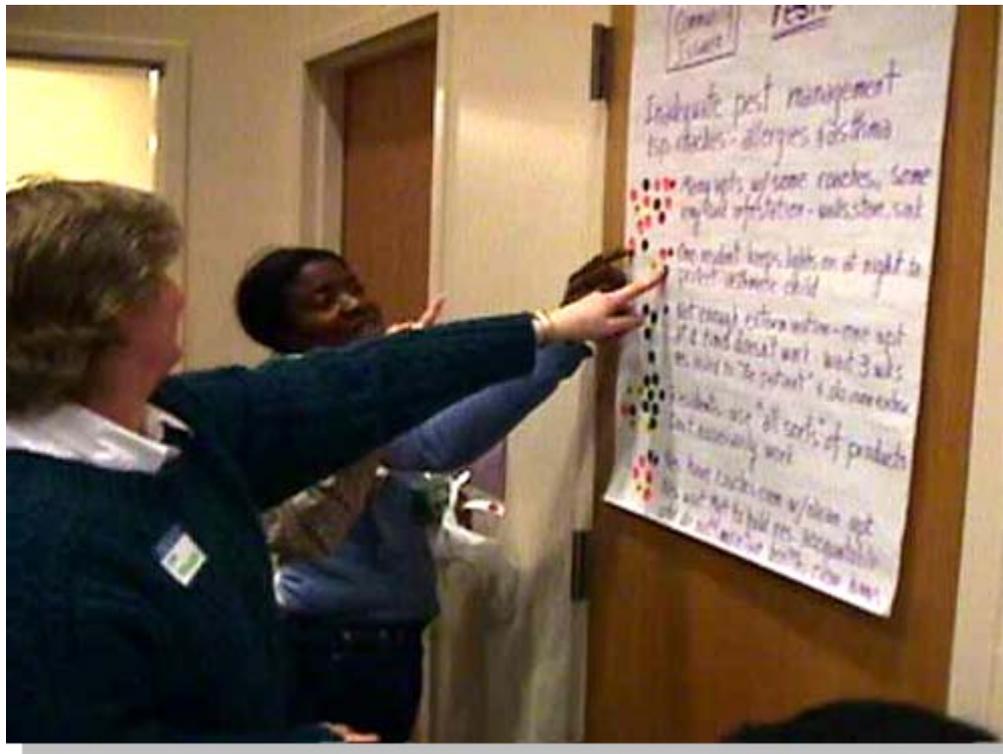
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Sharing Research Data with Community Partners



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IPM Demonstration Project

Boston Public Housing Implementation sites: Year 1

Old Colony (841)



Mary Ellen McCormack (1016)



Washington Beech (265)



Charlestown (1108)



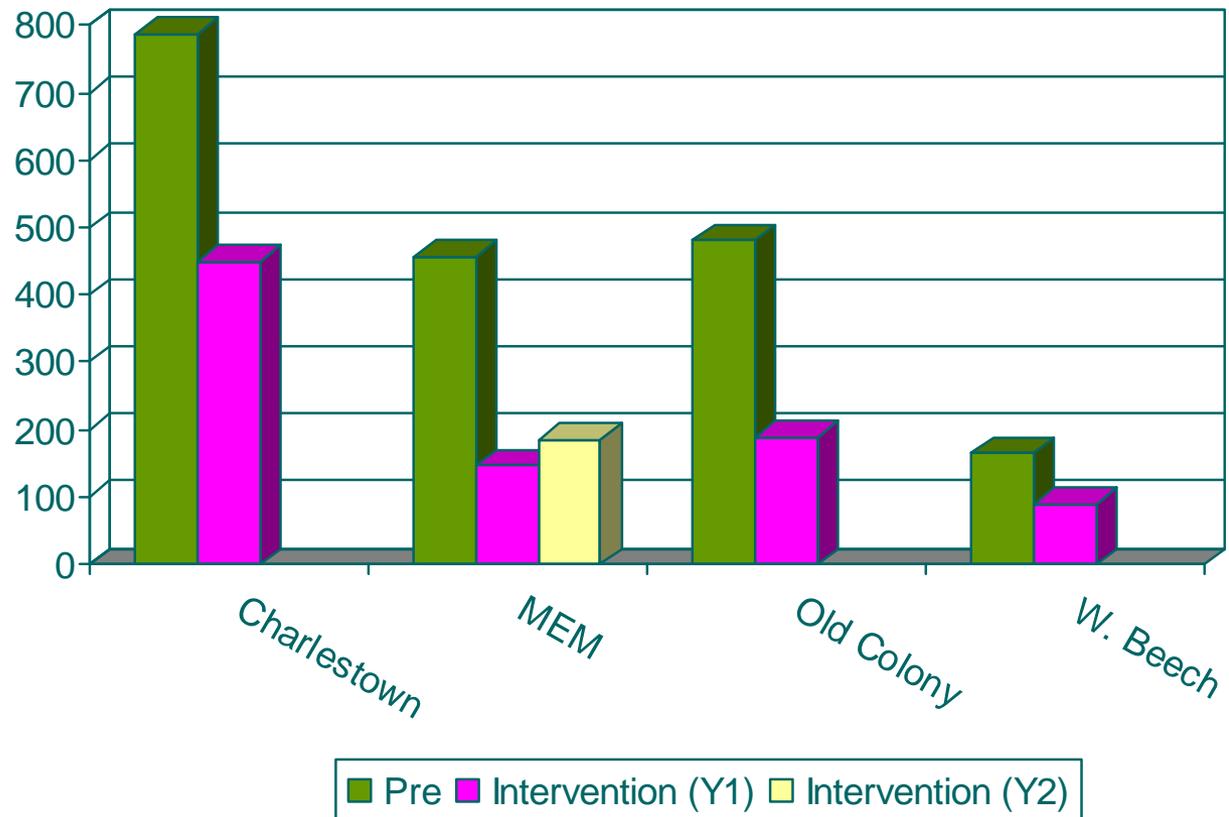
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Total Pest Work Orders by development



D. Pierotti, BUSPH

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Making IPM Last: Institutionalization

- IPM contract: standard and flexible
- Training for managers and maintenance
- QA/QC: routine work order evaluation
- Resident peer educators
- SOPs for unit turnaround, unit renovation and new construction, new residents
- Social service resources

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Collaboration of Health and Housing Public Agencies: Synergy

- **BHA involvement in Boston Smoke Free Homes Campaign**
- **Creating an *Advanced IPM Credentialing Program* to assure industry capacity to respond to contract requirements**
- **BHA rapid response to sanitary code complaints**
 - **Breathe Easy at Home program with Boston Inspectional Services Department**

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Public Awareness

- A multilingual brochure on safe pest control practices and the dangers of illegal and restricted pesticides
- Posters for Boston Housing Authority.



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Pesticide Buybacks

- Twice a year city's hazardous waste recycling
- Receive plastic food containers
- Offer home visits with low cost supplies



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Sharing the Model

- Getting the Bugs Out Conference
- IPM Toolkit
 - all IPM materials and resources for multi-family housing managers
- Talks and Papers:
 - housing and health associations



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HPFHI Partners

public, community and academic

- Boston Public Health Commission
- Boston Housing Authority
- Boston University School of Public Health
- Committee for Boston Public Housing
- West Broadway Task Force
- Asthma Regional Council of New England
- Boston Urban Asthma Coalition
- Massachusetts Public Health Association



Acknowledgments

- **BHA Families**

- **Funding**
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 - W.K. Kellogg Foundation
 - Boston Foundation
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 - Ford Foundation
 - Melvin K. First Scholarship (HSPH)



New York City Department of Health & Mental Hygiene ~ Asthma Initiative

**Partnership for Successful and Safe Pest Control:
A Strategy to Control Environmental Triggers in Low-
Income Households with Asthma in New York City**

Marta Hernandez, MPH
Environmental Project Coordinator
Asthma Initiative

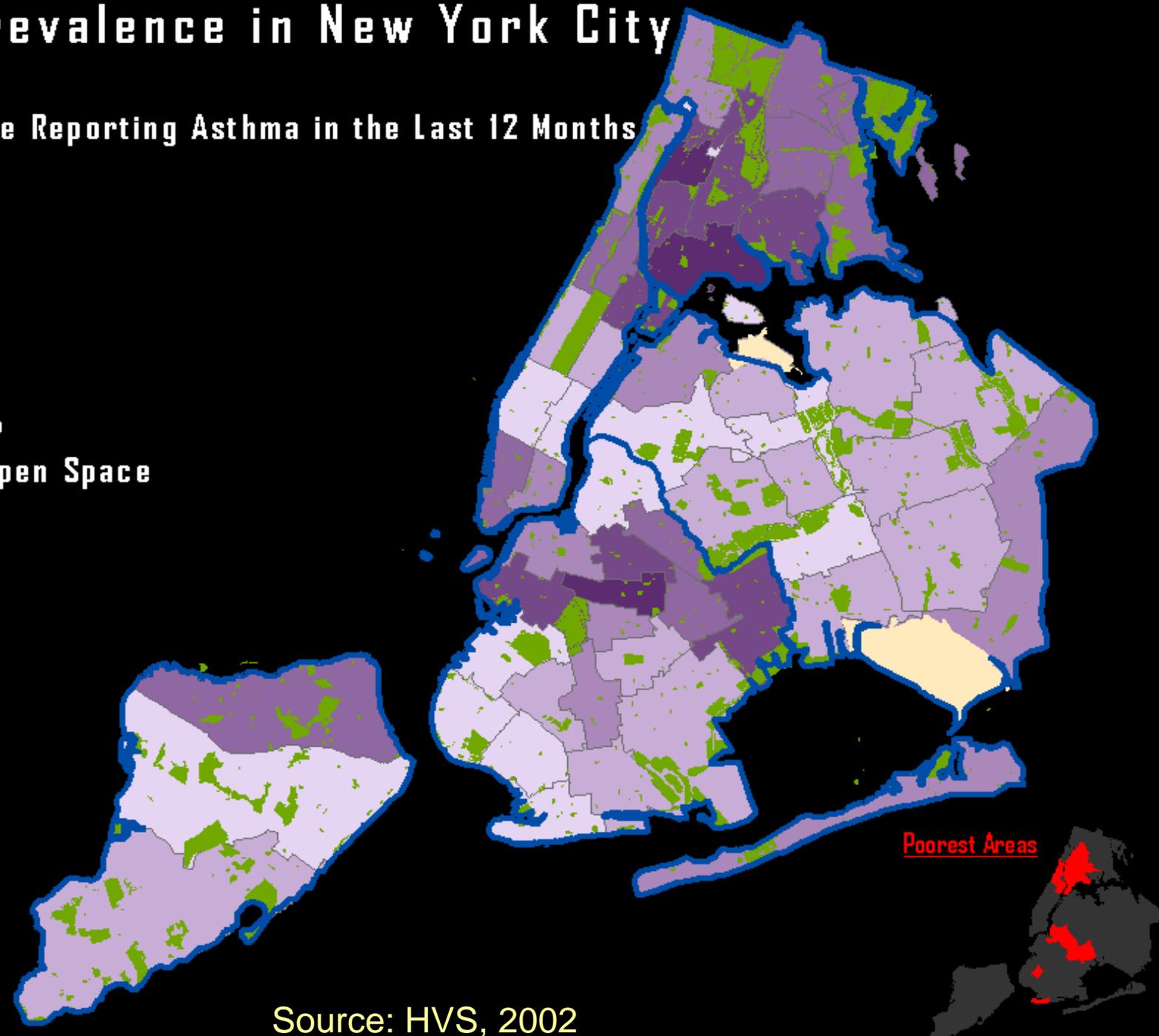
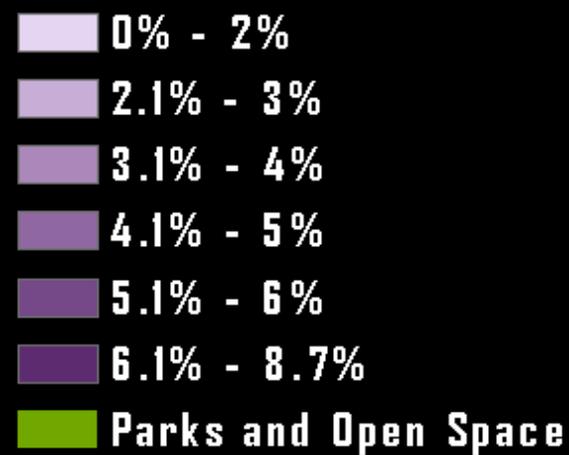


Why Tie IPM to Health Promotion?

- Cockroach and rodent infestation linked conclusively to asthma morbidity
- Epidemiological risks from professionally applied pesticides, personal use of off-the-shelf and illegal pesticides
- Structural solutions to infestations overlap with solutions to other housing problems associated with negative health outcomes
- Poor pest control shifts costs from housing system to health care system
- A public health approach may achieve some things advocates of safer pest control cannot

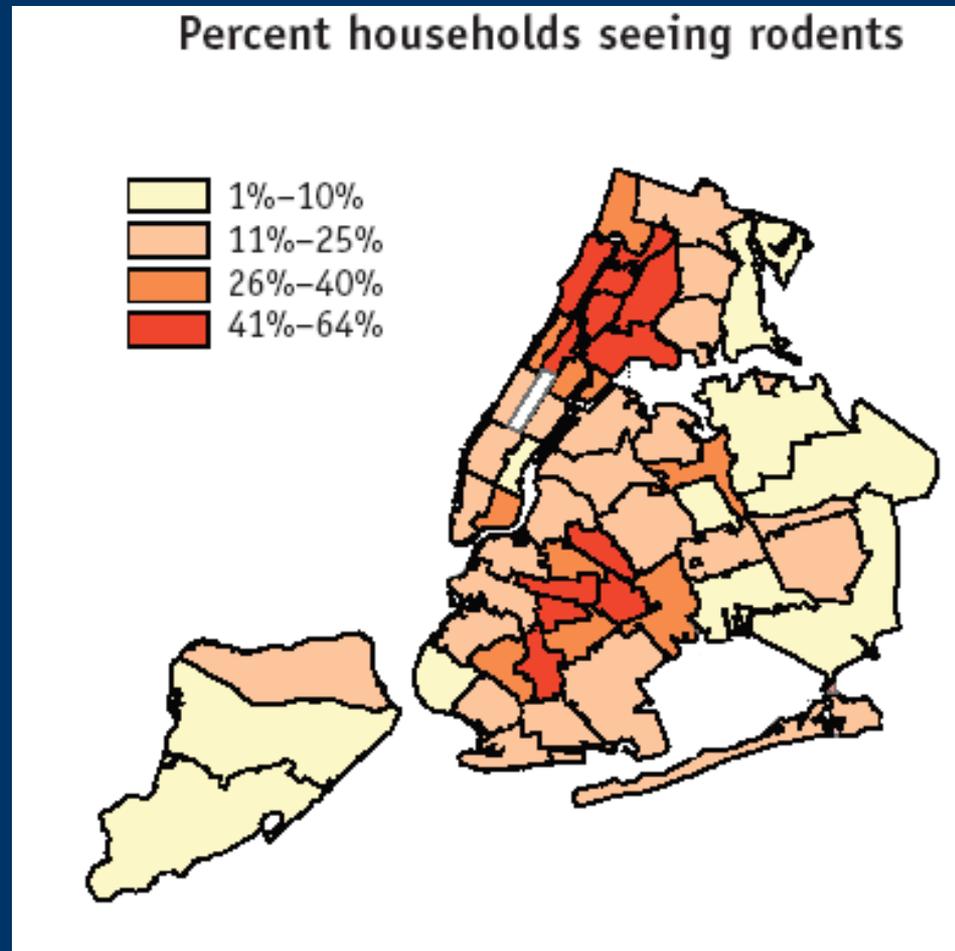
Asthma Prevalence in New York City

Percent of People Reporting Asthma in the Last 12 Months



Source: HVS, 2002

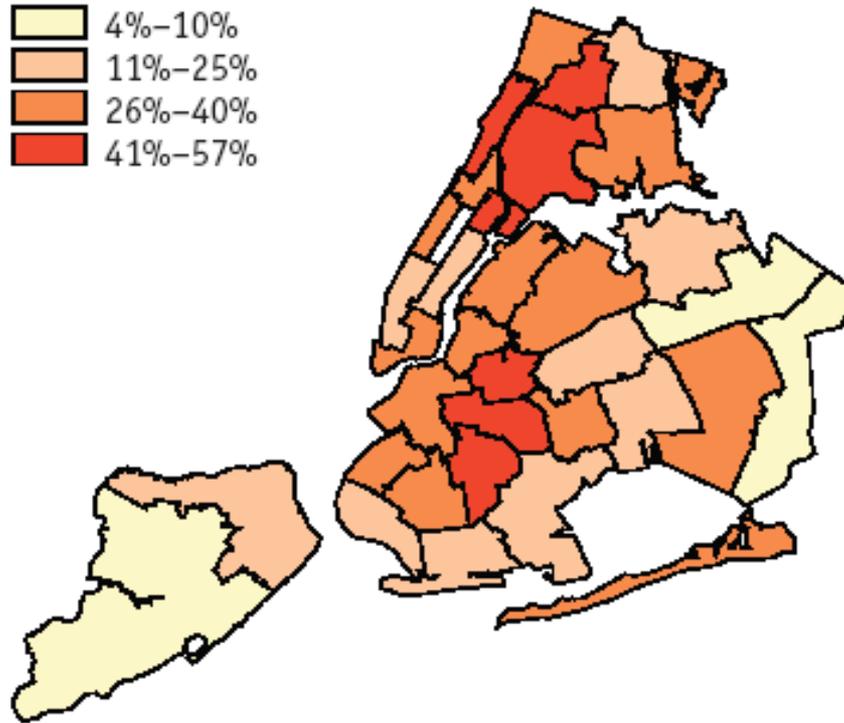
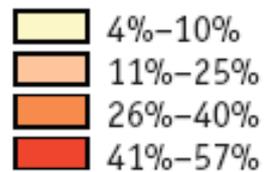
Rodents in NYC Residences



Source: Housing & Vacancy Survey 2002

Cockroaches in NYC Residences

Percent households with cockroaches



Source: Community Health Survey 2003

Infestation and Housing Disrepair are Associated with Asthma

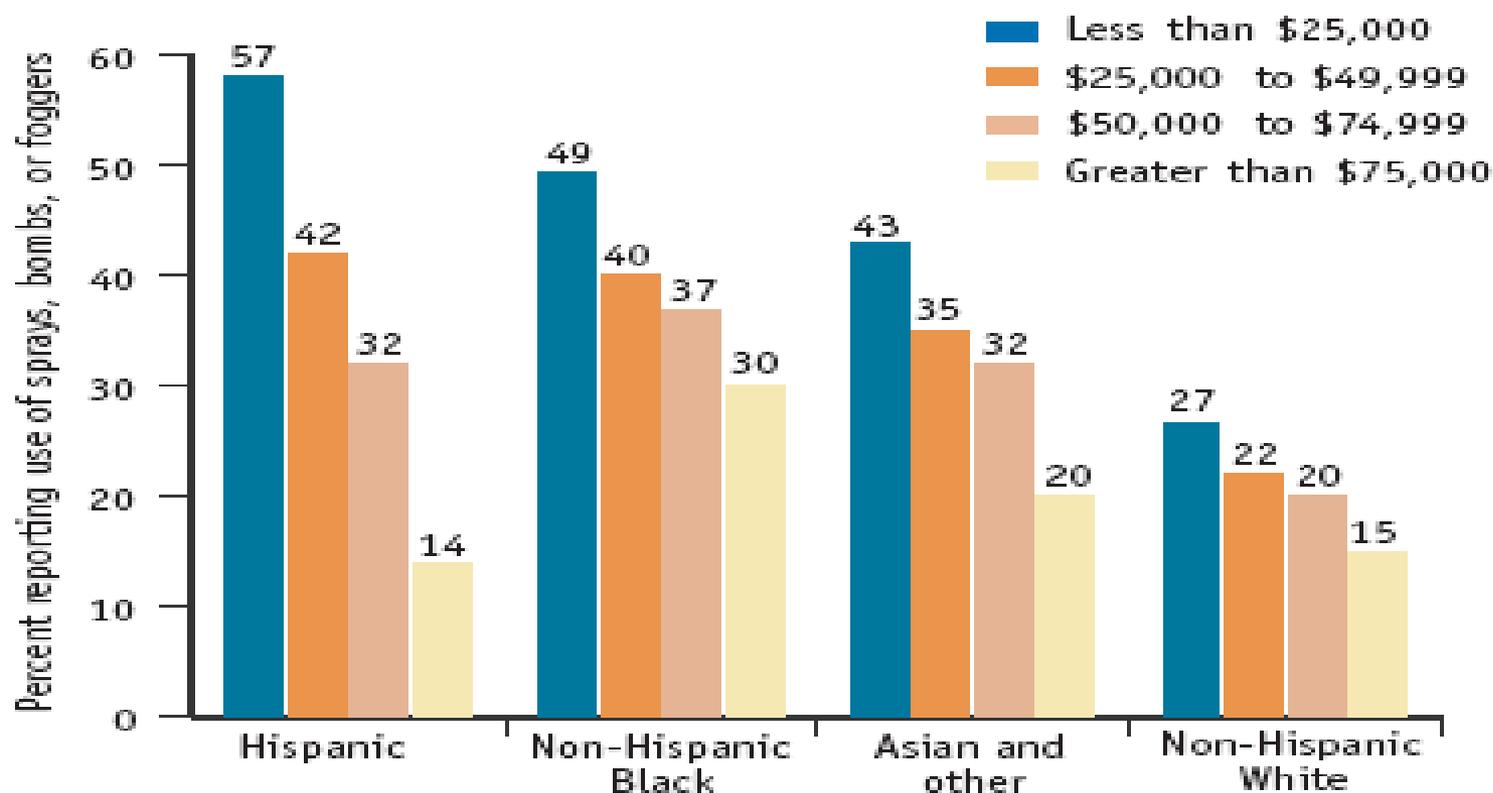
Asthma, infestation and disrepair

| | % reporting recent symptoms of asthma |
|---------------------------------------|---------------------------------------|
| Cockroaches in household | |
| Yes | 6.2 |
| No | 4.0 |
| Rodents in building | |
| Yes | 12.5 |
| No | 6.0 |
| Cracks or holes in walls of apartment | |
| Yes | 12.9 |
| No | 6.6 |

Source: Community Health Survey 2003

And Infestation Leads People to Use Pesticides Unsafely

Percent of households in NYC that use sprays, bombs or foggers, by race/ethnicity and household income



Source: Community Health Survey 2003

Program Description

DOHMH

- Selection of PCOs
- Training of PCOs (IPM Protocol and Environmental Behavior Change)

Community Based Organization
(Asthma Supportive Services, Referrals and Outreach)



Pest Control Companies

- IPM Intervention/Demonstration
- IPM Workshops Coordination
- IPM Forums Coordination
- Participants Outreach
- Community Education

- Home inspection (peeling paint, mold, window guard, etc)
- Vacuuming, steaming and degreasing.
- Pest exclusion activities
- Reporting maintenance condition that promotes pest infestation.
- Tenants education.

DOHMH

Post-IPM Phone Survey



Discussion

Changes to the Agencies Involved:

- Asthma Initiative was able to demonstrate to the community and pest control companies how to safely and effectively control pests shifting from direct service to capacity building.
- Community - based organizations helped to move forward changes and programs to improve community environmental health.
- This program also enhanced collaboration between the Asthma Initiative and several DOHMH programs.
- Pest control companies gained experience in organizing educational sessions and forums, partnering with other community-based organizations and with city agencies, and developed expertise in providing IPM service.
- Health Organizations were able to coordinate the service to their patients and follow up with them after the service was conducted.

Discussion

Community Level:

- Residents of participating communities received detailed demonstration of how to control mice and cockroaches safely and effectively directly from pest control companies.
- Doctors and case managers encouraged their patients to participate in the program. This could have positively influenced people's willingness to allow a pesticide applicator in their homes (Previous research project results showed that a high number of people don't allow an exterminator in their apartments).
- The IPM Program allowed communities to receive a more comprehensive response to their housing, pests and asthma problems.

Challenges:

- Uncertain ability of one of the pest control companies to implement a program that includes tenants' education, outreach and maintenance activities as part of their pest control method.
- Limited interest among pest control companies to submit proposal for IPM grants.
- Partnering with organizations with limited knowledge of community health education and environmental health education.
- Difficulty recruiting building management companies to adopt Integrated Pest Management as part of their regular pest control service offered to their tenants.

Future Plans

- **Increase efforts to promote IPM reimbursement by HMO's.**
- **Health Codes modification to assure the adoption of IPM by building owners.**
- **Increase Allergy testing among people with asthma.**

THANK YOU!

Marta Hernandez, MPH

New York City Department of Health

Asthma Initiative

mhernan1@health.nyc.gov

(212) 690-1905 ext 203





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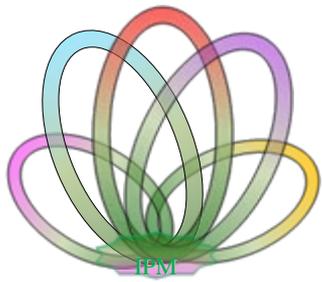
IPM in Baltimore: An IPM Program in its First Year

Liz Kasameyer, RN, BSN

Baltimore City Health Department

MSN/MPH Candidate 2008

Johns Hopkins Schools of Nursing & Public Health



Health & Public Housing Baltimore at a Glance:

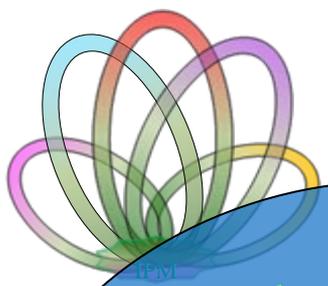
10,000+ units of public housing



*3 times the State and National average
prevalence of asthma.*



What do they mean to....



Residents:
Health hazard
Quality of life

Management:
HUD inspections
Cost of pest control
Legal

Maintenance:
Health hazards
Employment

HABC:
Land lord
Liability
Education
Policy
Cost
HUD



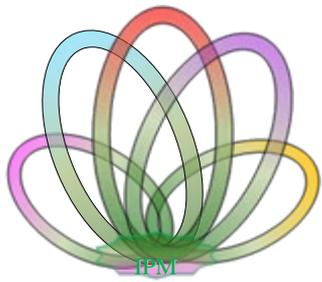
BCHD:
Health hazard
Quality of life
Enforcement
Policy

Academia:
Research

Pest Control Company:
Income
Expertise

NCHH:
Expertise
Education
Policy





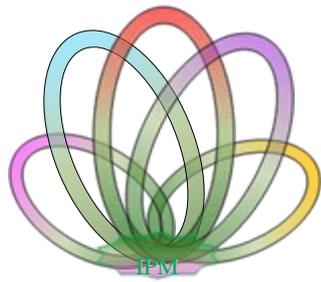
Buy-in from partners

What's the nice thing about...

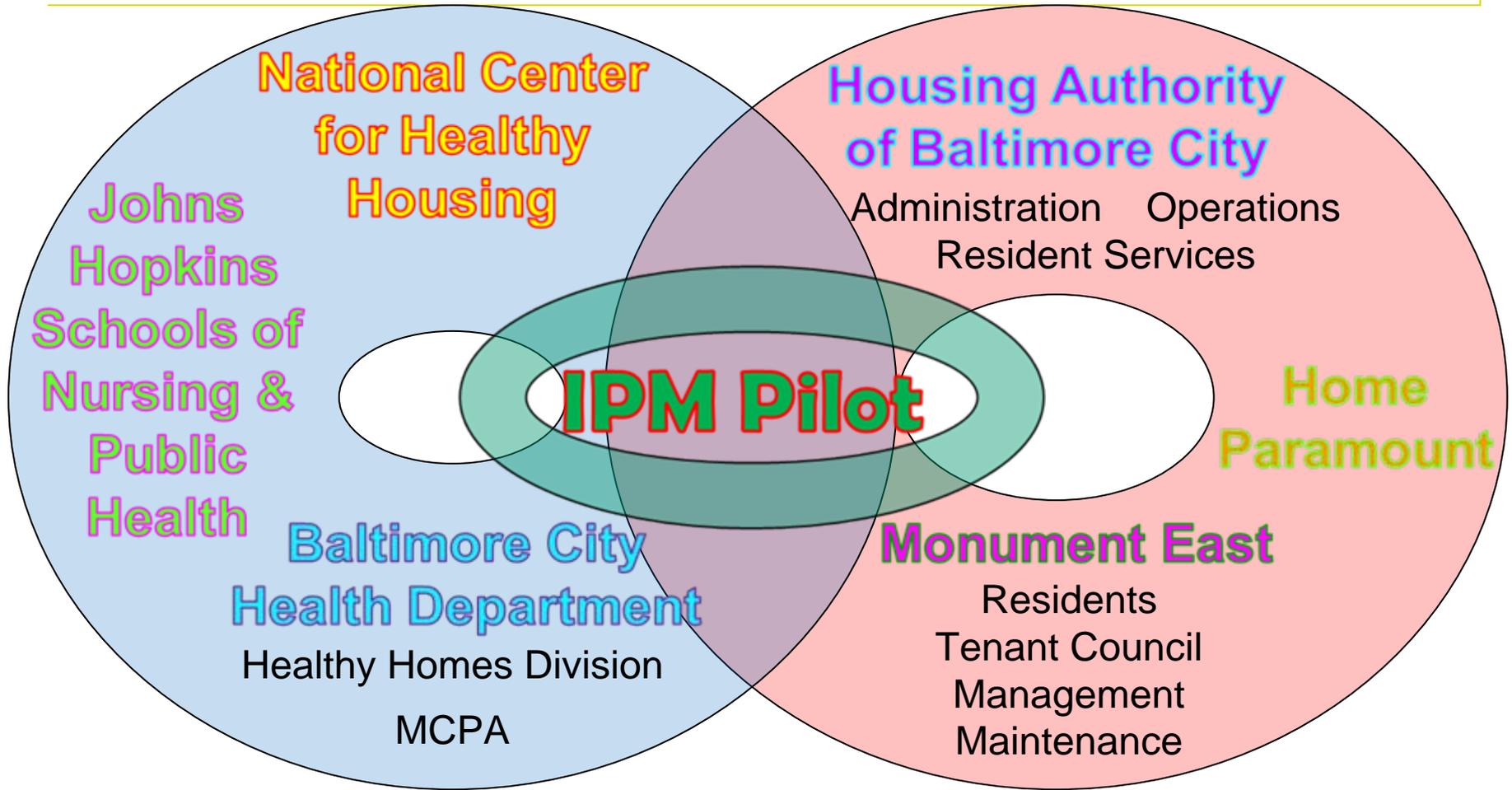


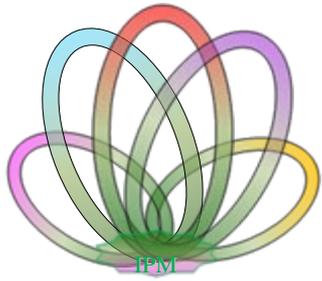
They're a headache for EVERYONE...





Building Strategic Partnerships:



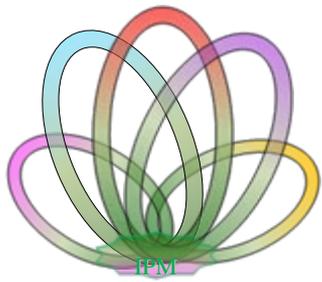


Now What?

Determine:

- ❖ How each partner can impact and is effected by the problem
- ❖ Expertise / strengths of each partner
- ❖ Partners barriers to meeting goals



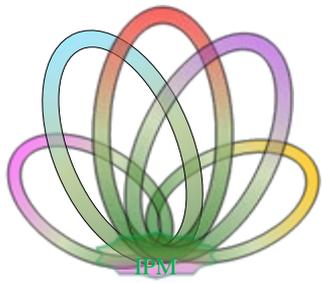


Use your partnerships to:



- Scope & Nature of problem
- Potential Solutions
- Role of partners in those Solutions





Essentials:

Buy-in From Housing Authority and Residents

Resident & Staff Education & Training

Open Communication

Don't Re-invent the Wheel

Plan for Today and 5 years from Now!

Contract an IPM Firm

Recognition & Inclusion

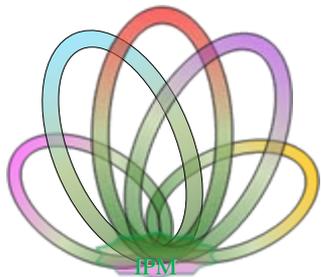
Respect & Maximize

Stop the Blame Game

Seek Out Experts

Creativity

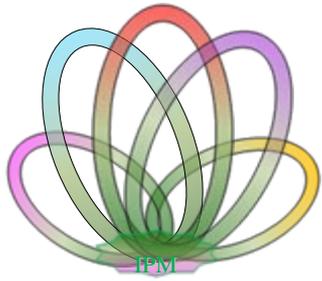




Unique Aspects of Program

- Pilot IPM program for Baltimore City is in Elderly & Non-Elderly Disabled mixed-population highrise housing
- Involvement of Nursing
- Project mainly lead by Housing Authority, Residents, Health Dept. & Pest Control vs. Researchers

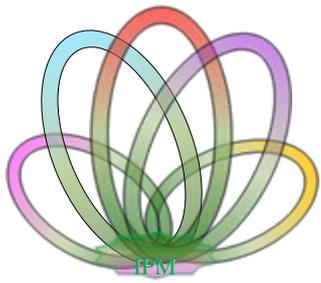




Accomplishments:

- 1) IPM Pest Control Company Contracted
- 2) Community Education Sessions
- 3) Forming of Strategic Partnerships
- 4) Completion of Pilot Site Needs Assessment
- 5) Creation of an Action Plan for Pilot Site
- 6) Implementation of first stages of Action Plan





Next Steps:

- Training for Staff & Creation of IPM Teams
- Pilot “Cockroach Infestation Risk Form”
- Pest Proof the interior and exterior of building
- Securing Access to each unit quarterly
- Continued work with the MCPA’s
- Resident education and support
- Incorporate IPM into new resident education
- Apply lessons learned from Pilot, city wide
- Determine funding opportunities & apply



Thank you!

Residents of Monument East

Tenant Council

Home Paramount

NCHH

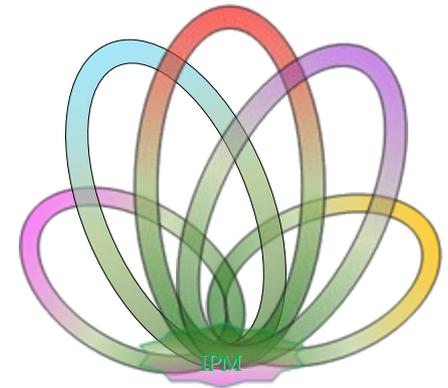
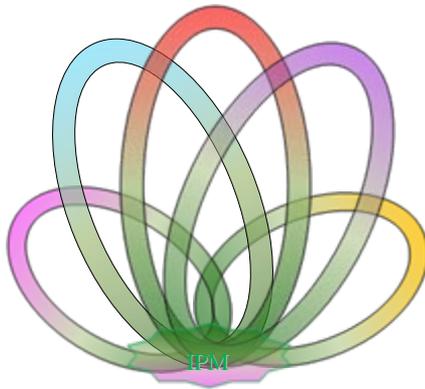
EPA

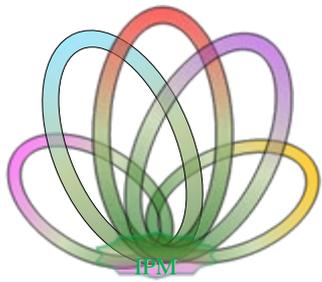
HABC

BCHD

JHSPH / SON

Regional IPM Center





Contact Information

Liz Kasameyer

ekasamey@jhsph.edu

(410) 375-2068

Richard Stearns, Home Paramount Pest Control

rstearns@hp-commercial.com

(443)-255-5208

