



BUILDING A FRAMEWORK FOR HEALTHY HOUSING

Integrated Pest Management in Public Housing - Challenges and Results

Experience of Boston Housing Authority with
implementation of IPM

IPM in Public Housing

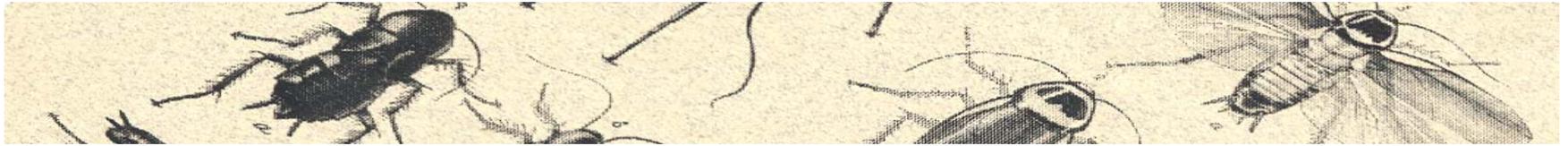
Bid Sheet

Provides for monetary flexibility

- Can choose all of a property or a portion of it but always a complete structure
- Can adjust the frequency of the return visits to address the focus units
- Can alternate common areas with apartments
- Can incorporate bedbug inspections and treatments on an emergency basis
- Tenant coordinator is included in the contract



IPM in Public Housing

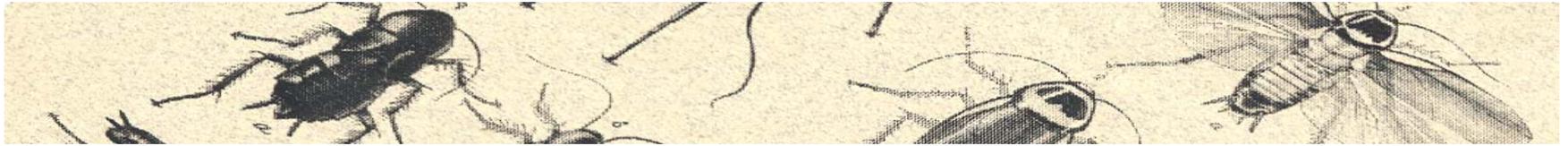


Healthy Pest-Free Housing: Year 1

- 5 sites
- Re-wrote IPM contract
- Focus units
- No spraying
- Trained residents



IPM in Public Housing

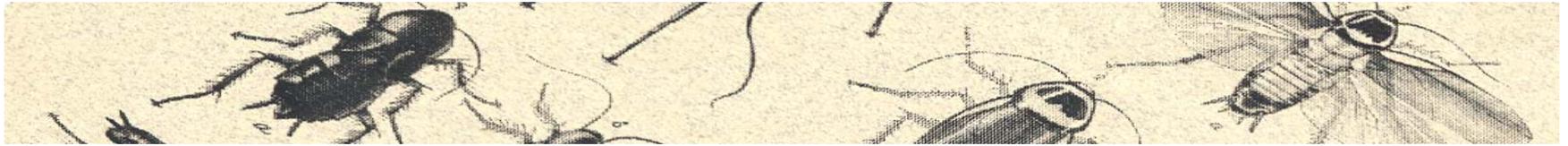


Healthy Pest Free Housing: Year 2

- Expand to more sites
- Housekeeping log
- Manager training
- Getting the Bugs Out conference



IPM in Public Housing



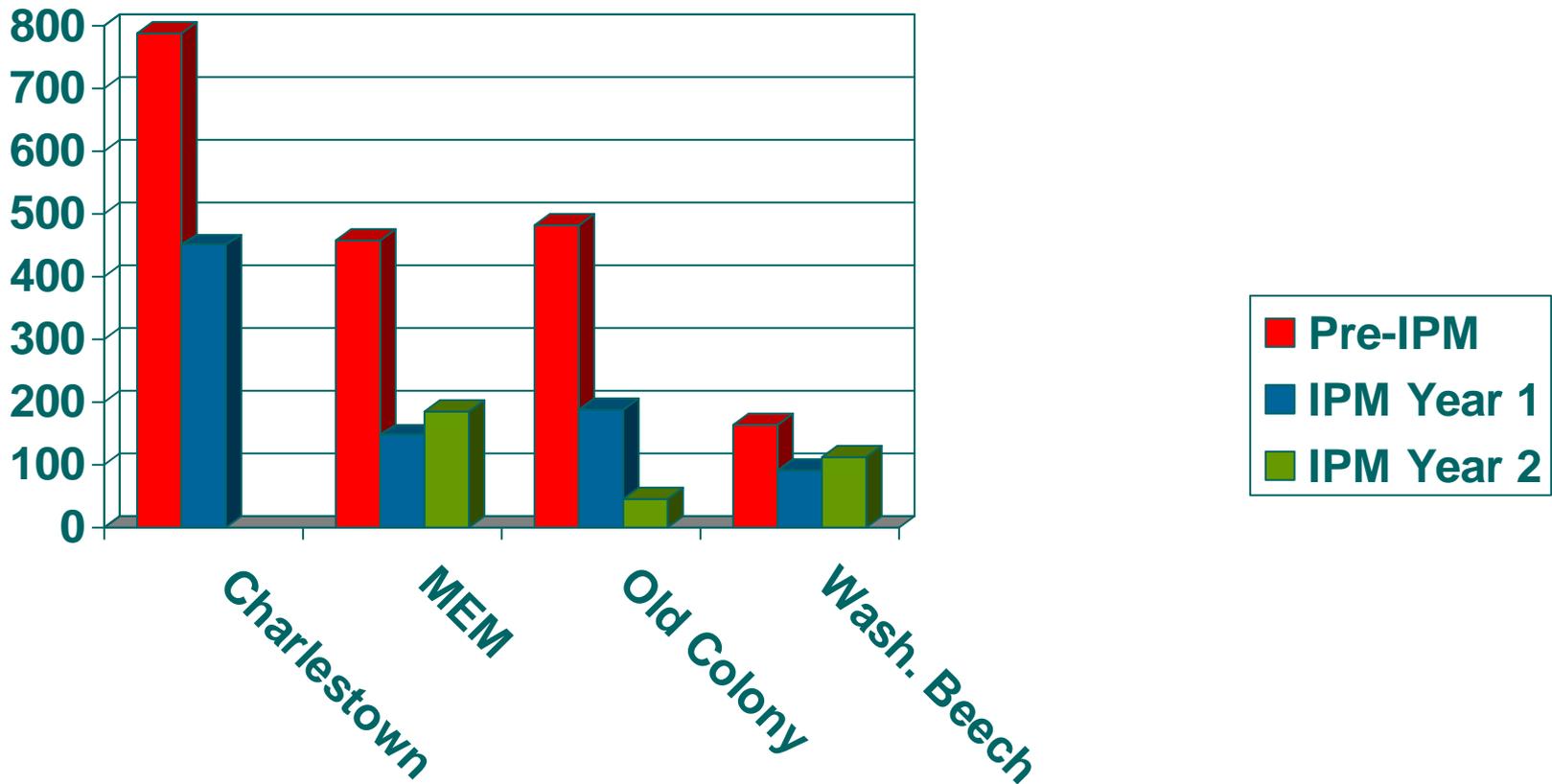
Healthy Pest Free Housing: Year 3

- Expand to all sites
- Building type / Diverse populations
- Evaluation: Preliminary Results
- Social Services



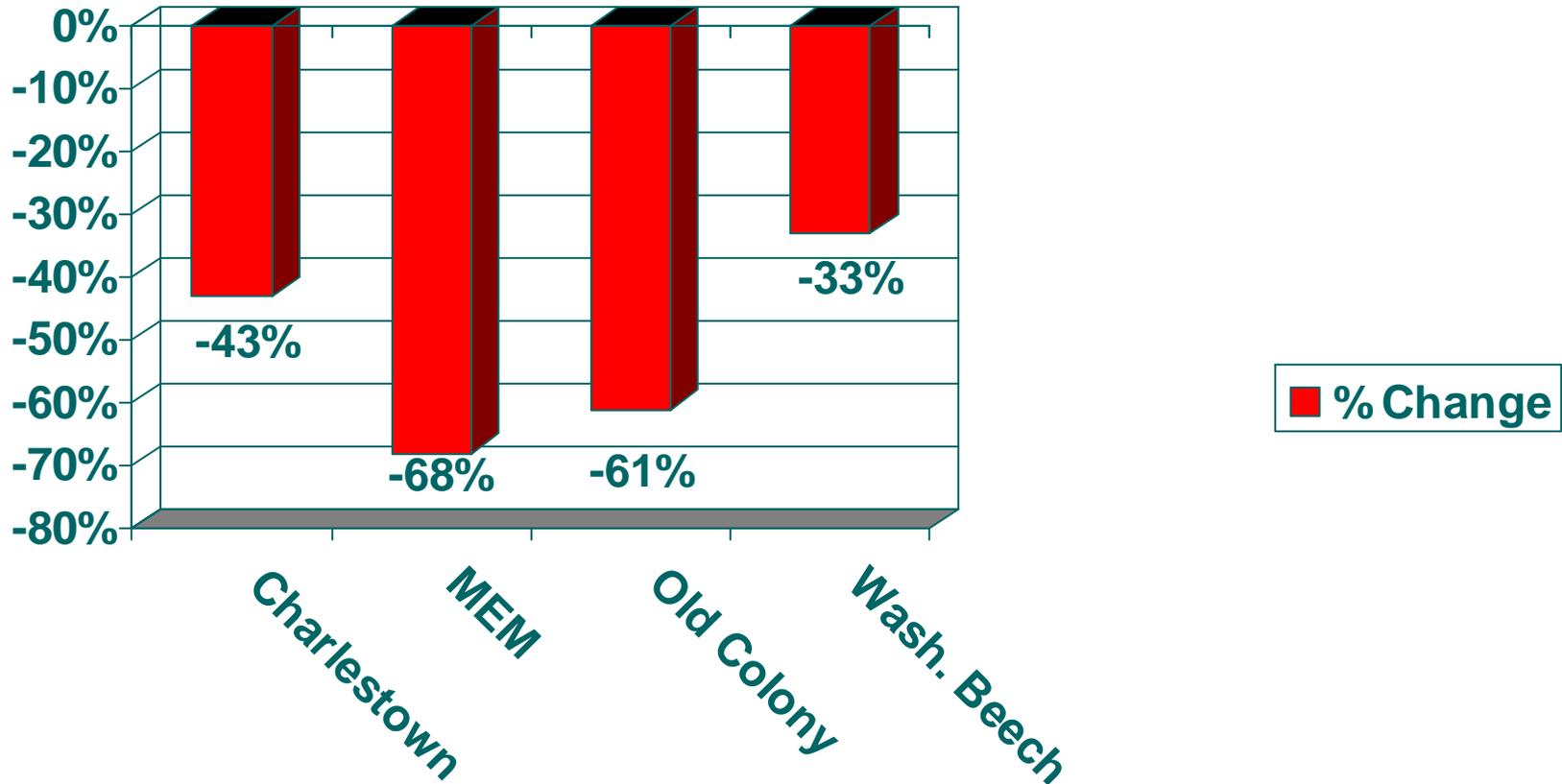
IPM in Public Housing

Total Pest Work Orders



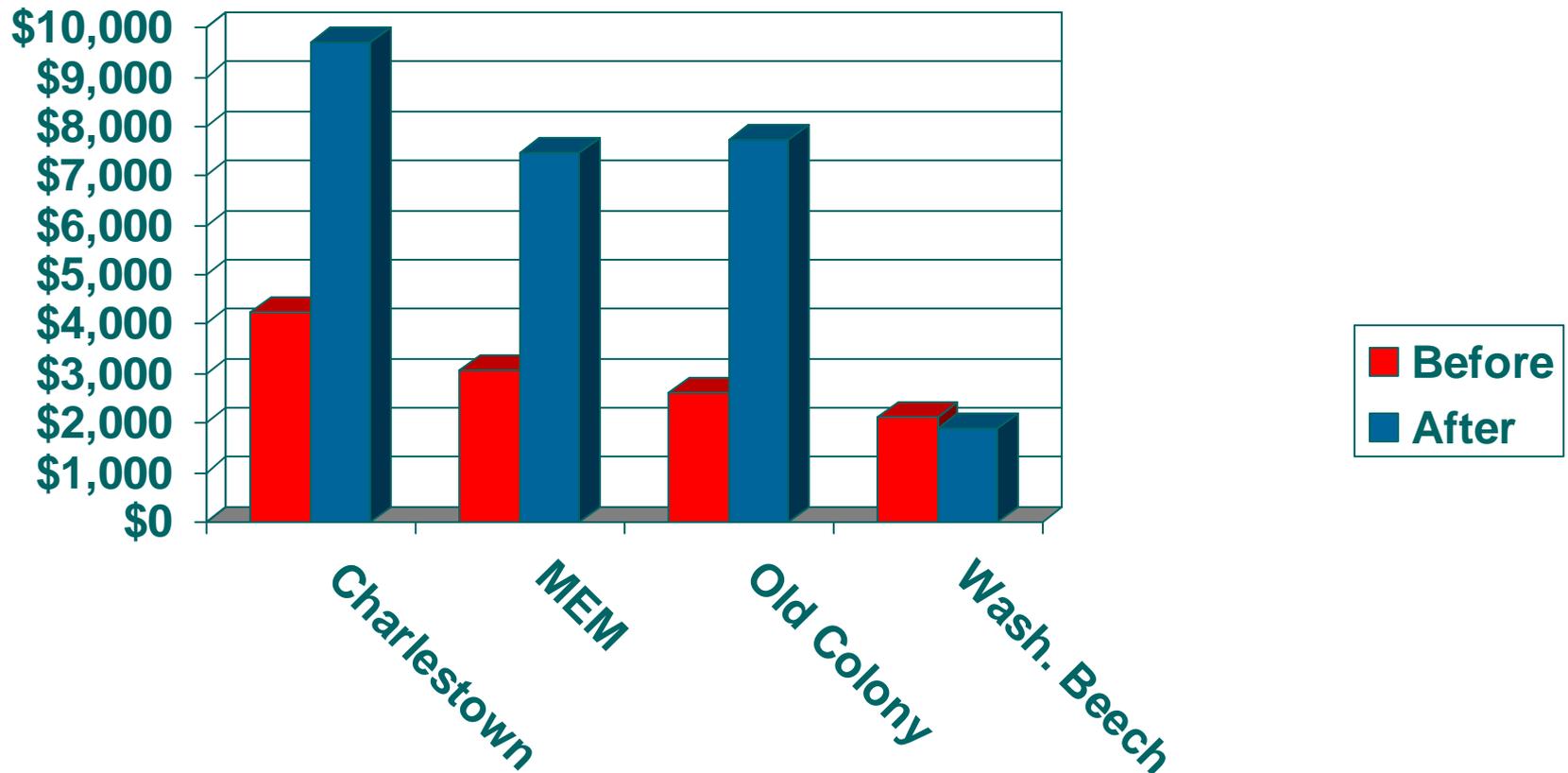
IPM in Public Housing

Percent Change in Total Pest Work Orders



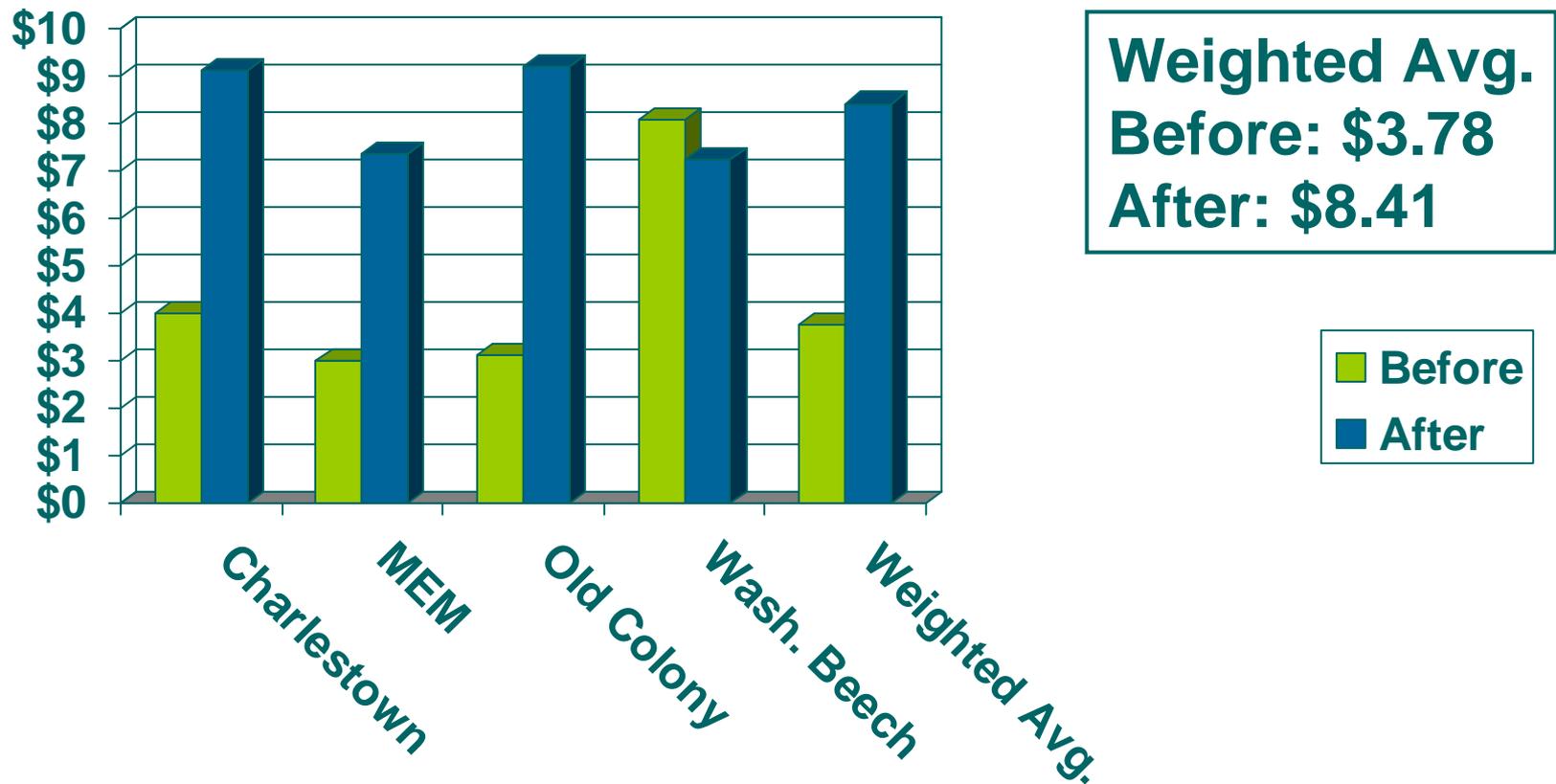
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Monthly Average Total Costs for Pest Management



IPM in Public Housing

Unit Monthly Average Total Costs for Pest Management



IPM in Public Housing

Qualitative Results:

- Improve quality of life for residents
- Improve Manager's job



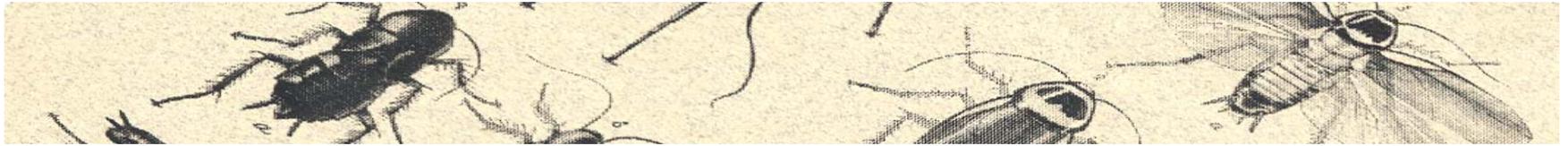
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Sustainability at the BHA:

- Expand to all Sites
- Trainings - Staff, Residents, Tenant Coordinator's
- Social Services
- Evaluation



IPM in Public Housing

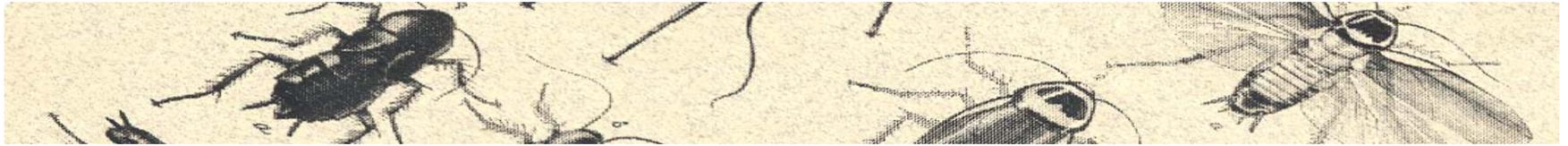


Evolution of Pest Control at BHA:

- 1982 - Bug Crew
- 1993 - Switch to gels and baits
- 1995 - Outside contractors “Flushouts”
- 2001 - Community Meeting



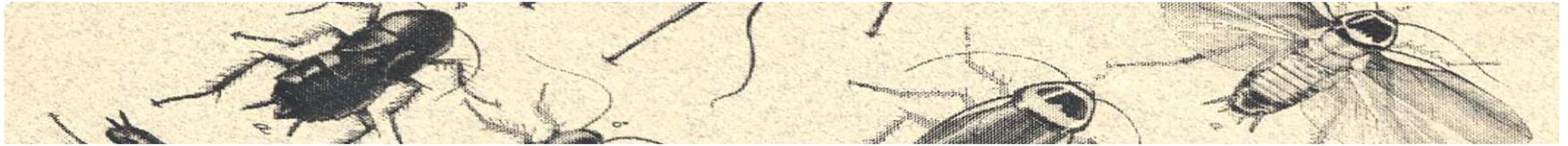
IPM in Public Housing



- 2002 - 2005: Pest Wars
- Healthy Public Housing Initiative
- Research and Recommendations



IPM in Public Housing



- 2006 - 2009: Healthy Pest-Free Public Housing Initiative
- funded by Kellogg and EPA
- Partners: BPHC, BUSPH, CBPH, WBTTF, and advocacy groups



IPM in Public Housing

Flushout	IPM
Awarded contract based on price only.	Award contract based on <ul style="list-style-type: none">• meeting minimum requirements,• past performance, quality of the IPM plan proposed,• commitment to perform as a partner at a high level and• the quotation provided.



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• Notified all residents but didn't get into all apartments• Contractor might return for additional money (if call back provision in the contract).	<ul style="list-style-type: none">• Notified all residents• Committed to entering 100% of apartments• 1 year contract• Apartments not initially accessed placed on the focus list• Follow up provided for all focus list units.



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• Treat all apartments• No preparation required with the use of gels• Treat 1000 units in 4 day flushout	<ul style="list-style-type: none">• Only treat apartments that have visual signs of infestation.• Require preparation for initial inspection• Inspect 20-25 units/day: 8 weeks to complete inspection• Monitor infestation levels using monitoring traps



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• All responsibilities are on contractor• Not always clearly defined.	<ul style="list-style-type: none">• Shared responsibilities are clearly defined in the contract. (See contract section 2: Identifying and Defining the Roles of the Collaborators)



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• No meetings required by contract.	<ul style="list-style-type: none">• Initial community meeting with contractor, residents and employees to outline the process• Regular follow-up meetings required, ex. Quarterly meetings include residents, the tenant coordinator, employees, contractor's technicians, social service personnel.



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• Some contractors would report problems:<ul style="list-style-type: none">– housekeeping,– access problems,– but reporting inconsistent• Emphasis on treatment for pests not correction of conditions creating the infestation	<ul style="list-style-type: none">• Service record for each apartment<ul style="list-style-type: none">– did they get into the apartment,– was the tenant prepared,– any housekeeping issues,– any problems with trash handling, food handling/storage– report any maintenance issues (leaks or holes not covered in the contract)– Did the tenant show concern about their infestation?

Emphasis on correcting conditions not only about treatment for pests.



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• No maintenance requirements	<ul style="list-style-type: none">• Plug all small holes and pipe penetrations• Hepa filter vacuum all insects and droppings observed at visit, (dead or alive)• Report all maintenance issues beyond the contract that require B.H.A. follow up



IPM in Public Housing

Flushout	IPM
<ul style="list-style-type: none">• None or very little tenant education	<ul style="list-style-type: none">• Extensive tenant education in many forms• Initial meeting describes procedure and preparation instructions• Hardcopy instructions distributed to all residents,• Community Health Advocate's trained to identify conditions contributing to health issues related to infestation and to train residents• Educational kits have been created and distributed to tenants• Family members have been contacted when assistance is needed





BUILDING A FRAMEWORK FOR HEALTHY HOUSING

Integrated Pest Management in Public Housing Challenges and Results

IPM Training in Public Housing



Overview

- I. Project Description
- II. Boston's Success
- III. Materials Overview



Interagency Agreement

U.S. Department of Agriculture's Cooperative
State Research, Education, and Extension
Service
through the Northeastern IPM Center

and

U.S. Department of Housing and Urban
Development's Office of Healthy Homes and
Lead Hazard Control Healthy Homes Initiative



Objectives

- λ Review and refine IPM training materials.
- λ Develop, pilot, and deliver a Train-the-Trainer Training (T4).
- λ Develop, pilot, and deliver Maintenance Training.
- λ Develop a Resident Training.
- λ Build the capacity of the Regional IPM Centers to support IPM training.



Building the IPM Team

- λ Pest Control Companies
- λ Resident Councils
- λ Conventional Public Housing Staff
- λ Conventional Public Housing Residents
- λ Executive Directors
- λ Inspectors
- λ RFP and Contract Writers



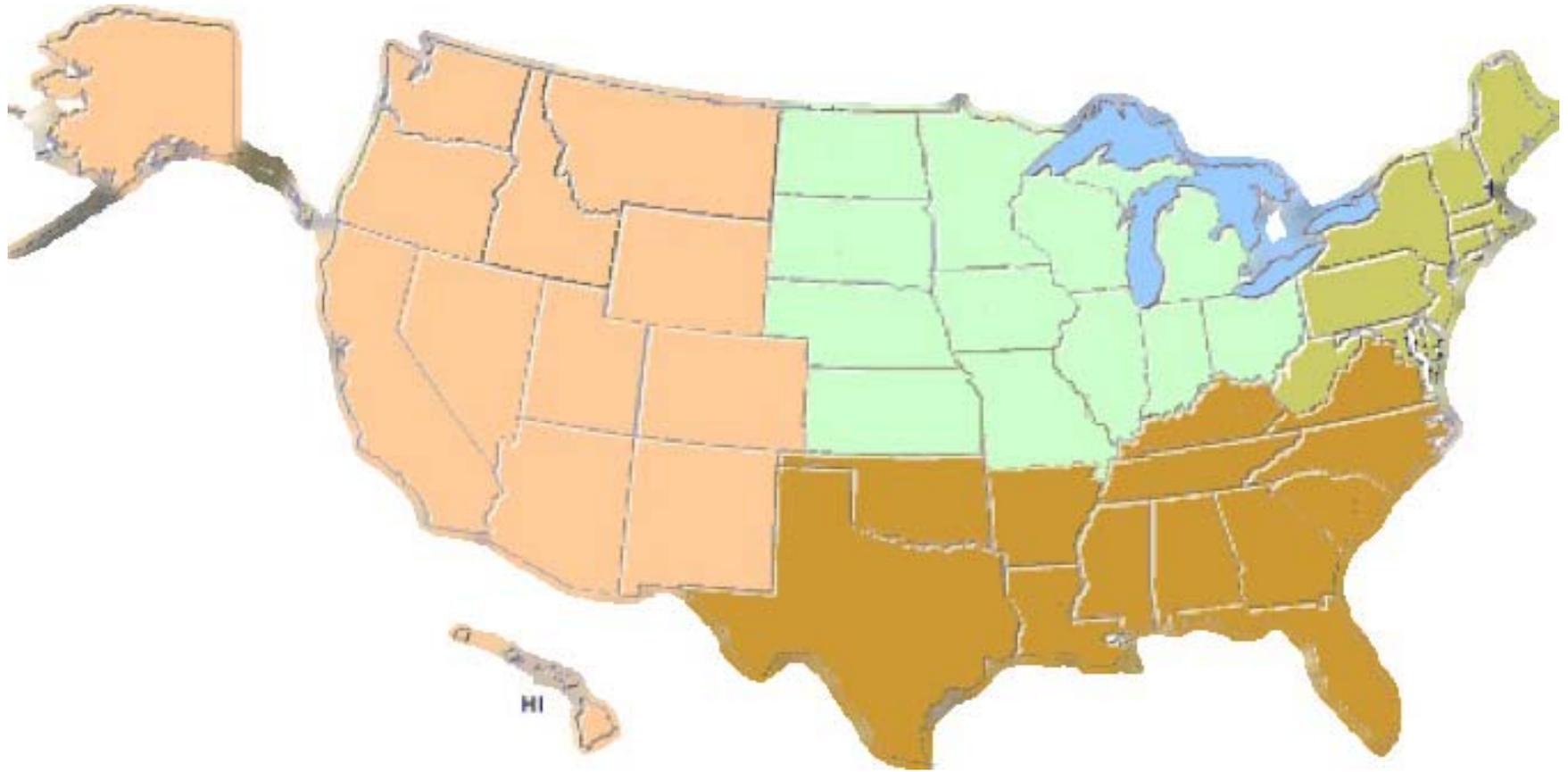
Delivery

At least...

- 4 T4 Trainings
 - Every trainer has T4 Training
- 12 Maintenance Trainings throughout the 4 USDA Regions
 - Minimum of 15 attendees per session
- 1 Pilot Resident Training
 - PHAs responsible for delivery



The 4 USDA Regions



Year One: 2008

- Collaborating with EPA, CDC, NPMA, HUD, USDA, PA IPM, NCHH, and the Regional IPM Centers
- Revising the Maintenance Training
- Arranging training dates with PHAs



2009-2010

- Hold T4 and Maintenance Trainings
- Develop and deliver Resident Briefing DVD and kits
- Set up support networks for PHAs implementing IPM
- Plan for continued training



Replicating Boston's Success

- λ Educate staff and residents
- λ Involve staff, residents, and contractor in pest control
- λ Award performance-based contracts
- λ Notify residents of service
- λ Require residents prepare their units for service
- λ Use an IPM log in each building
- λ Follow-up on work orders within two weeks
- λ Hire peer educators



T4 Preview

- Trainees: urban IPM experts
- Location: centralized to bring a region's trainers together with minimal travel
- Content:
 - Maintenance training curriculum
 - Contract writing
 - Hands-on practice
 - Suggestions for improving the Maintenance Training



Maintenance Training Preview

- Trainees: the IPM team
- Location: PHA
- Content:
 - IPM for
 - Cockroaches
 - Rodents
 - Bed Bugs
 - Other Regional/PHA-Specific Pests
 - How to select and use the least toxic tools
 - Facilitate a team-based approach to pest control



Resident Briefing Preview

- Trainees: residents
- Location: PHA
- Content:
 - IPM for
 - Cockroaches
 - Rodents
 - Bed Bugs
 - Other Regional/PHA-Specific Pests
 - How to use the IPM tools provided in kit
 - Preparing the unit for treatment
 - Roles and responsibilities for pest control



Get Involved

Contact Allie at aat25@cornell.edu to suggest...

- Resources
- Funding sources for PHAs
- Training sites
- IPM experts willing to support PHAs

