

# IPM Focus on Multi-Unit Housing

Pest Management Advisory Committee

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# Pest Management Alliance Grant

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- \$199,927 awarded to Bay Area Stormwater Management Agencies Association (BASMAA)
- Grant term: Sept. 1, 2014 – May 1, 2017
- Collaboration between BASMAA, DPR, Bay Area stormwater permit agencies

# Project Alliance

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BASMAA executive director

Pestec management and staff

Staff from 5 municipalities

UCIPM staff scientist

Local architect

BIRC/Ecowise staff

Ravenswood Family Health Center exec. director

DPR project management

# Project Objectives

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Reduce human exposure to pyrethroids and fipronil

Reduce use of pyrethroids and fipronil in and around multi-unit buildings

Increase IPM services supply and demand

Pilot IPM in buildings in at least 3 municipalities

# Program Elements

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## Building recruitment and selection

- Application survey for bldg owners

Provision of IPM services for one year, including exterior exclusion work if required



# Program Elements

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## Resources for bldgs + residents

- Workshop presentation in English, Spanish, and with Chinese translation
- “IPM toolkit” for each building: green cleaning supplies, gloves, masks, HEPA vacuum
- Pest info cards in English, Spanish, Chinese





# Program Elements

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- Outreach to local health clinics: Focus on asthma triggers (pests and pesticides), prevention via IPM
- Outreach to developers and architects based on San Francisco's *Pest Prevention by Design*



# Program Elements

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Training module for PMP CE units, focus on IPM in multi-unit buildings

Boost effectiveness of EcoWise Certified, Green Pro, Green Shield





# Today's Focus: Buildings Pilot

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5 cities, 12 buildings, 101 units

• San Francisco	2 bldgs	38 units
• San José	3 bldgs	13 units
• East Palo Alto	2 bldgs	19 units
• Palo Alto	2 bldgs	13 units
• San Pablo	3 bldgs	18 units

Mix of market rate, affordable, non-profit and private ownership

# Many Variables...

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- Engagement of municipal staff
- Building owner cooperation
- Quality of communication between residents and owner/manager
- Condition of building at project outset



# ...And Many Challenges

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Buildings with greatest pest problems did not volunteer to participate

Owner maintained previous pest control contract

Owner failed to complete exclusion repairs

Change of building ownership mid-project

Tenants unwilling to report pests to management -- due to fear of eviction or a rent hike

Hoarder tenants

Bed bugs (outside scope of project)

# Additional Elements

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- ❑ Log book for managers/residents
- ❑ Materials for residents at program end
- “Fall Cleanup Day” at San José buildings with coordinated support from the City and Pestec
- ❑ Involvement of stormwater agencies in efforts to promote “Buy IPM”

# Results: Cost Correlations

- ❑ Please refer to handout chart
- ❑ Pest treatment/prevention costs are lower at buildings with cooperative owners/managers, and good communication with residents





# Lessons Learned for a Follow-on Project

Stronger, focused effort on building recruitment, emphasis on environmental justice

Tailor outreach to local ordinances and state laws

Involve bldg dept./code enforcement at outset

Increase outreach via health clinics

Incorporate bed bug treatment

**Questions???**

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