

IPM Focus on Multi-Unit Housing Pilot Project

Pest Management Advisory Committee • November 10, 2017

Pest Management Alliance: Bay Area Stormwater Management Agencies Association, Pestec management and staff, staff from 5 cities, UCIPM staff scientist, local architect, BIRC/EcoWise staff, Ravenswood Family Health Center exec. director, DPR project management

Project Objectives:

- 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 with different ownership and demographics in at least 3 municipalities

Bay Area-wide participation

- 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

Program Elements:

- Building recruitment and selection
- Provision of IPM services for one year
- Practical and educational resources for management and residents
 - Pest cards for residents in English, Spanish, and Chinese
 - 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
- IPM educational materials for distribution by local health providers
- Outreach to developers and architects
- Training module for PMP CE units, focus on IPM in multi-unit buildings
- Involvement of stormwater agencies in efforts to promote “Buy IPM”
- Efforts to boost effectiveness of EcoWise Certified, Green Pro, Green Shield

Bldg	Conditions	Service Frequency	Pestec billing as of 10/15/16
SP-2	Market rate. Highly cooperative owner/manager, few pest sightings. Exterior exclusion work completed by Pestec.	Quarterly	\$942
SP-3	Market rate. Highly cooperative owner/manager, few pest sightings. Exterior exclusion work completed by Pestec.	Quarterly	\$1,068
SP-1	Market rate. Highly cooperative owner/manager, few pest sightings. Exterior exclusion work completed by Pestec.	Quarterly	\$1,186
SJ-2	Some low-income units. Onsite manager. Mostly monitoring. Rare cockroach sightings . Exterior exclusion work completed by Pestec.	Monthly	\$1712
PA-2	Market rate. No onsite manager. Problems gaining access. No onsite manager. Bed bugs found in one unit Municipal staff turnover has minimized contact with owner. Exterior exclusion work completed by Pestec.	Monthly	\$1,813
PA-1	Market rate. No onsite manager. Problems gaining access. Inaccessible hoarder unit. Bed bugs found in one unit. Municipal staff turnover has minimized contact with owner. Exterior exclusion work completed by Pestec.	Monthly	\$1,827
SJ-3	Building was sold midway through pilot; onsite manager moved out, other tenants displaced in rotation for remodel, but services continue including exclusions/repairs covered by the program. Exterior exclusion work completed by Pestec.	Monthly	\$1,857
SJ-1	Market rate. Onsite manager. Owner seems willing to do necessary improvements/repairs (maybe January 2017). Persistent cockroach problems in one unit. Increased resident education and more exclusion work by Pestec, including special fall clean up event with focus on prevention as central tenet of IPM. Exterior exclusion work completed by Pestec.	Monthly	\$3,324
SF-1 Mason	Non-profit ownership, offsite management, low-income/affordable.	Monthly	\$3,327
SF-2	Non-profit ownership, offsite management, low-income/ affordable. Inaccessible hoarder unit. Pestec's strategy is to seal off that unit from adjacent units.	Monthly	\$4,545
EPA-1 and 2	Rent control housing. Private ownership. Highly uncooperative owner, intimidated tenants, deteriorating building conditions, increasing pest issues. City rep found previously contracted PMP spraying inside. IPM serviced increased to two techs/2x per month, vacuuming, baiting, dusting voids, using IGR. Exterior exclusion work has been completed by Pestec.	Bi-monthly	\$5,620