IPM Focus on Multi-Unit Housing

Pest Management Advisory Committee
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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

- 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

- 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

- Building recruitment and selection
  - Application survey for bldg owners

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

- 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

- 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

- 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

- 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...

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