

What Is IPM?

- Integrated Pest Management (IPM) is designed to provide a long-term solution to pest management by targeting the underlying causes of pest infestations and improving building conditions.
- Instead of spraying chemicals, exterminators vacuum food sources and seal holes.
- Inspectors look for food or water sources and points of entry so they can be stopped or blocked.
- IPM is an industry best practice and a recommended approach by the U.S. Department of Housing and Urban Development, NYC Department of Health and Mental Hygiene, and the New York City Council.

Stopping the Spray:

- Spraying pesticide only lasts a short time, is toxic, and does not get to the root of the problem. NYCHA is adopting IPM and stopping pesticide use as the standard response to a pest work order.
- If an exterminator does not spray an apartment, it doesn't mean they aren't working on pest proofing – in fact, filling up holes and vacuuming will be a more effective long-term solution.

IPM Methods:

- Applying caulk to seal all cracks and crevices
- Vacuuming live and dead pests as well as dust from pests
- Using gels, bait stations, and traps
- Fixing plumbing leaks
- Making sure garbage goes where it needs to go
- Professional cleaning of kitchens
- Educating tenants on ways to help
- Sprayed chemicals as a last resort

During IPM Inspections:

- Inspectors assess the need in your home. This is very important because it helps them create an individualized pest treatment plan that is right for your particular apartment.
- Inspectors look for food and water sources and common hiding areas that keep pests alive. They also educate residents on the importance of prompt and proper waste disposal, the importance of applying treatment only when pests are evident, and the proper cleaning practices to remove dead and live pests, pest waste (known as frass), and eggs.

Why IPM?

- IPM is less harmful to people and pets than traditional pest control methods because it emphasizes using the least toxic chemicals applied in the safest manner after all other methods of prevention have been attempted. The reduced use of toxic pesticides is good for the environment and local ecosystems and has pronounced effects on reducing asthma- and allergen-related issues.
- There are numerous academic studies that substantiate the benefits and effectiveness of IPM compared to traditional pest control. In the year following IPM implementation, the Boston Housing Authority (BHA) saw reductions in cockroach-related work orders in 3 out of 4 developments by a respective 41%, 55%, and 76%. BHA has seen an overall decrease in pest-related work orders by 1/3 over multiple years after the implementation of IPM practices. In Upstate New York, a small housing authority decreased its costs of pest control services by 44% (from \$6,200/month to \$3,500/month) after instituting IPM practices in its bed bug policies. A small housing authority in Florida similarly decreased its costs of pest control services by \$3,000/month and decreased the average number of bed bug treatments from 8-10/month to 1/month after implementing proactive inspections to treat infestations at earlier stages.