

Integrated Pest Management in Affordable Housing

In November 2007, HUD's Federal Housing Administration (FHA) Office of Multifamily Housing Programs (formerly Office of Affordable Housing Preservation (OAHP)) launched a Green Incentives Program as part of its Mark-to-Market (M2M) program. Congress and HUD designed the M2M Program to keep Section 8 properties on the affordable housing market by getting property owners to renew their commitment to the program through financial incentives. HUD estimates that more than 200 developments with more than 200,000 units are candidates to participate in the M2M program.

UPDATE: The web content for the Office of Affordable Housing Preservation (OAHP) has been moved under Multifamily Housing to reflect the prior reorganization. The OAHP office structure is now listed under "About Multifamily Business" and the Mark to Market (M2M) content is listed under the new topic titled "Preservation" on the Multifamily pull down menu.

For more information on the M2M program, go to:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/omhar/readingrm/program

OAHP evaluates all properties participating in the M2M program to assess the potential benefits of participating in the [Green Initiative Program](#). Property owners that participate in the Green Initiatives program receive additional financial incentives.

As part of the initial assessment, OAHP arranges for a detailed IPM inspection on properties planning to participate in the M2M program. The inspection must be conducted by a pest management professional (PMP) certified by GreenShield, EcoWise or QualityPro. The PMP must:

- Conduct two site visits consistent with [M2M GI Guidelines](#);
- Provide tenant and residents with [cockroach glue traps and supporting instructions](#) for each unit and common area;
- Complete [Physical Inspection Report](#):
 - Describing results of glue traps from units and common areas;
 - Describing results of inspection of at least 25% of units including those with infestations based on glue traps;
 - Detailing initial and ongoing corrective measures for infestations and measures to prevent future infestations based on IPM principles; and
 - Estimating cost of corrective measures; and
- Complete [Program Management Assessment](#) to evaluate the current approach used by the property manager to prevent and respond to infestations including:
 - Comparing it to HUD's ten essential elements of an effective IPM program using a checklist drawn from [HUD's guidance](#);
 - Commenting on existing strategies and deficiencies; and
 - Making recommendations to improve program management.

If the property manager elects to accept the Green Incentives, the property manager must prepare and implement an IPM plan.

- [Typical IPM SOW](#)

[U.S. EPA's Office of Chemical Safety and Pollution Prevention](#) and the [National Center for Healthy Housing](#) support OAHP's Green Incentive Program with training and technical assistance.