

LAKE COUNTY COMMUNITY HOUSING/RONAN HOUSING AUTHORITY
BEDBUG POLICY

Lake County Community Housing Organization (LCCHO) and Ronan Housing Authority (RHA) recognize the potential problems that can arise out of bedbug infestations in affordable housing. Accordingly, LCCHO and RHA adopt this policy in an effort to minimize bedbug infestations in their housing units.

LAKE COUNTY COMMUNITY HOUSING/RONAN HOUSING AUTHORITY RESPONSIBILITIES

A. Management

1. LCCHO shall provide training to appropriate staff members regarding the identification, prevention, and eradication of bedbugs.
2. LCCHO shall make efforts to educate new and existing residents on methods that may be utilized in order to prevent and detect bedbugs consistent with the Bedbug Prevention Action Plan included within the Prevention and Safe Removal of Bedbugs handout attached to this policy.
3. LCCHO may keep a qualified pest control company under contract to provide services "as needed" if LCCHO resident and staff efforts cannot adequately prevent or treat bedbug infestation.
4. LCCHO shall keep written records of reports and incidents of bedbug infestations. Said records shall identify the dates, times and places of such events.

B. Inspections

1. When a resident reports the existence of bedbugs in his or her unit, LCCHO shall, within 1 business day, make contact with the resident, and maintenance shall conduct an initial inspection.
2. Following the maintenance inspection producing a positive test, LCCHO will bring in a qualified pest control company to re-inspect and determine if bedbugs are present. This inspection shall be conducted within 3 business days of the initial report, when possible.
3. The inspection shall cover the reporting unit, and if the infestation is significant, shall also include the adjoining units consisting of any above, below, and beside the infested unit and should be conducted within 3 business days when possible.
4. If the initial inspection confirms the presence of bedbugs, LCCHO will hire a licensed pest control agency to treat the infestation. The length, method and extent of the treatment will depend on the severity and complexity of the infestation, the recommendations of the pest control company and the level of cooperation of the tenants. Treatment shall begin at the earliest convenience of all parties and may take several weeks and applications.

5. If an infestation is suspected but cannot be verified, LCCHO may re-inspect the unit(s) periodically over the next several months.
6. If licensed pest control services are unattainable within three calendar days, LCCHO shall retain documentation of the efforts to obtain qualified services.

C. Additional Considerations

1. LCCHO will not charge the resident to cover the cost of initial bedbug treatment; the development will cover the initial cost. The only exception to this rule is that LCCHO may charge the resident for the replacement cost of materials supplied by LCCHO to the resident to combat bedbugs or the possibility of bedbugs when such materials are lost or damaged due to an action or omission of the resident or guest.
2. LCCHO may charge a resident to cover the actual cost of subsequent re-infestation bedbug treatment(s) if it is determined through subsequent inspections that the bugs were completely eradicated the first time and the resident fails to comply with the directions of the pest control agency or LCCHO for follow up and cleanup, by bringing in used furniture, allowing known carriers into the unit, and the like.

RESIDENT RESPONSIBILITIES

1. Under the terms of LCCHO standard lease agreement, residents are required to "keep that part of the premises that the tenant occupies and uses as reasonably clean and safe as the condition of the premises permits." Accordingly, residents are required to report any suspected problems with bedbug infestation immediately. Residents are the first line of defense against bedbugs and should be encouraged to create living environments that deter bedbugs. Further, any willful failure on the part of a resident to report a bedbug infestation may result in adverse action taken against the resident, up to and including eviction. A resident reporting bedbugs may expect an expeditious response and attention by LCCHO, but is advised that inspection and, if necessary, treatment may take time to schedule.
2. Clutter is a friend of bedbugs, because it gives the bugs a place to hide. Residents will reduce clutter by cleaning, picking up and organizing their personal belongings, and getting rid of personal items that are no longer used or needed.
3. Residents will maintain their units consistent with the Bedbug Prevention Action Plan included within the Prevention and Safe Removal of Bedbugs handout attached to this policy.
4. Residents are required to cooperate with the treatment efforts by preparing their belongings and unit for treatment as outlined by the pest control company handouts and following the post-treatment instructions between every treatment as directed. In the event these directions are not followed, LCCHO may hire the pest control company

to finish the preparation and bill the resident for extra services. LCCHO reserves the right to take adverse action against the resident, up to and including eviction for refusal to follow instructions which will adversely affect the efforts to eradicate the bedbugs. Residents will not be reimbursed the cost of any additional expense to the household, such as the purchase of new furniture, clothing, packing or cleaning services.

5. Residents can unintentionally bring bedbugs onto the property or into their unit when returning from a friend or family member's home, trip, or bringing used property into their units. Therefore, residents will check their luggage and clothes whenever they return from the above-mentioned examples and examine any secondhand items for bedbugs before bringing them home.
6. In the event that the presence of bedbugs are identified in your unit, DO NOT attempt to eradicate them yourself. There are no over the counter products on the market that will completely get rid of them, and those types of application will not only lengthen the professional process, but will also necessitate the pest control company order in special product as the bugs will become immune to the included chemical compound and must be determined to not duplicate any chemical application.
7. Residents are required to comply with the above-mentioned Resident Responsibility line items. In the event a resident refuses or fails to comply with said responsibilities, causing bedbug re-infestation to occur in their unit, LCCHO may take adverse action up to and including eviction.

NEVER USE THE FOLLOWING TREATMENTS FOR BEDBUG TREATMENT:

Insecticide "bombs", total release foggers, camphor, kerosene, diesel, gasoline, alcohol or other similar products. These products can cause serious health problems. They are dangerous if misused and can cause fires and explosions. These products are not appropriate for bedbug management.