



419 Cherry St. Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Lansing Housing Commission 2011-1 Bed Bug Policy

Purpose

The purpose of Lansing Housing Commission's ("LHC") Bed Bug Policy is to establish a framework for staff to ensure compliance with 24CFR 982.401, Housing Quality Standards (HQS) and Uniform Physical Condition Standards (UPCS) Housing Notice H2012-5 "Guidelines on Bed Bug Control and Prevention in HUD Insured and Assisted Multifamily Housing", 24 CFR Part 5, Subpart G and 24 CFR 5.703 regarding Infestations.

Overview

In accordance with 24CFR 982, Housing Notice H2012-5 "Guidelines on Bed Bug Control and Prevention in HUD Insured and Assisted Multifamily Housing", 24 CFR Part 5, Subpart G and 24 CFR 5.703 LHC is responsible for ensuring units which receive assistance provided by the U. S. Department of Housing Urban Development meet HQS and UPCS. Therefore, PHA's are prohibited from providing housing assistance payments for units which do not meet HQS or UPCS. A critical element in fulfilling this responsibility requires the PHA to ensure bed bug infestations are not present in Housing Choice Voucher (HCV) or Low-Income Public Housing (LIPH) units which are provided Federal assistance. PHAs must also ensure compliance as a landlord, that program participants and landlords are compliant and take steps to prevent bed bug infestations.

Implementation

The LHC will provide a copy of the Bed Bug Policy and LHC's Standard Operating procedure to and LIPH residents. We will conduct LIPH resident outreach events to provide information on bed bug infestations, to inform new and existing residents of bed bug infestations, how to report and prepare for treatment as well as how to prevent infestation of bedbugs. Outreach strategies will include:

- Distributing printed material about bed bugs to property owners and managers
- Discussing bed bugs with property owners and tenants/residents by phone or in-Person
- Participating in community-based forums to address Lansing's bedbug infestation
- Developing working relationships with Public Health, Code Compliance and real estate brokers associations to gain and provide education

Outreach strategies will be monitored for effectiveness and adapted accordingly.

LHC will engage in aggressive education, prevention and eradication protocol in all of its properties. In addition, we will educate all staff and hold periodic all staff and targeted trainings related to bed bug prevention, avoidance and treatment. LHC furnishing selections and purchases will be targeted to avoid providing cocoons for bed bugs.

Once notified of a bed bug issue, HCV will issue a bed bug letter to the landlord along with a Landlord Certification Statement. If the Landlord Certification Statement indicating proof of treatment is not returned within 30 days, abatement of the Housing Assistance payment will begin.