



## **BEDBUG POLICY**

# **HOUSING AUTHORITY of the CITY of BRIDGEPORT (HACB)**

**Adopted: June 18, 2018**

## **Park City Communities**

### **BEDBUG POLICY**

HACB dba Park City Communities recognizes the potential problems that can arise out of bedbug infestations in public housing. Accordingly, the Park City Communities adopts this policy in an effort to minimize bedbug infestations in its LIPH (low income public housing) and other owned affordable housing.

#### **HOUSING AUTHORITY’S RESPONSIBILITIES**

##### **A. Management**

1. Park City Communities shall provide training to appropriate staff members regarding the identification, prevention, and eradication of bedbugs.
2. Park City Communities shall make efforts to educate new and existing residents on methods that may be utilized in order to prevent and detect bedbugs. Such efforts may include written handouts distributed to all residents and public workshops for residents to attend (See sample handout attached to this policy).
3. Park City Communities will keep a qualified pest control company under contract so they can be called on an “as needed” basis if internal staff are inadequate to deal with a bedbug infestation. (PCC has implemented an Integrated Pest Management System according to our PCC Maintenance Policy.
4. Park City Communities shall keep written records of reports and incidents of bedbug infestation. Said records shall identify the dates, times and places of such reports or incidents.

##### **B. Inspections**

1. If a resident reports the existence of bedbugs in his or her unit, Park City Communities shall within 24 hours make contact with the resident, provide the resident with information about control and prevention of bedbugs and discuss measures the resident may be able to take in the unit before an inspection is performed.
2. Following a report of bedbugs, Park City Communities and/or a qualified third party trained in bedbug detection shall inspect the dwelling unit to determine if bedbugs are present. It is critical that inspections be conducted by trained staff or third-party professionals. Low level infestations may escape visual detection. For this reason, multiple detection tools, such as monitors containing attractants and canine detection may be utilized. The inspections shall occur within three business days of the resident report or sooner if possible by the contractor named under the Integrated Pest Management system.

3. The inspection shall cover the unit reporting the infestation and no less than the adjoining apartment in a duplex or surrounding apartments consisting of the units above, below, left and right in a multifamily building if these units exist.
4. If the initial inspection confirms the presence of bedbugs, Park City Communities will contact the Integrated Pest Management system contact who is a licensed pest control company to treat the infestation. The length, method and extent of the treatment will depend on the severity and complexity of the infestation, and the level of cooperation of the residents. The resident may expect treatment to begin within five days of the inspection, though depending on the form of treatment and/or the availability of the contractor, this may not be possible. Residents should be advised that treatment may take several weeks and possibly several applications.
5. If an infestation is suspected but cannot be verified, Park City Communities or a qualified contractor under our Integrated Pest Management system will re-inspect the unit(s) periodically over the next several months.
6. If licensed pest control companies are unattainable within three calendar days, Park City Communities shall retain documentation of the efforts to obtain qualified services.

### **C. Additional Considerations**

1. Park City Communities will not charge a resident to cover the cost of bedbug treatment; such costs shall be covered by the Park City Communities. The only exception to this rule is if material supplied by the Park City Communities to the resident to combat bedbugs or the possibility of bedbugs is lost or damaged due to an action by a resident or his or her guest.

## RESIDENT RESPONSIBILITIES

1. Under the terms of Park City Communities standard lease agreement, residents are required to “report any problem with infestation.” Accordingly, residents must report any suspected problems with bedbug infestation immediately. Residents are the first line of defense against 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 bed bugs in a unit may expect expeditious response and attention by the Park City Communities, but should be advised that inspection and, if necessary, treatment of bedbugs may take time to schedule. In addition, it is the responsibility of the resident to work cooperatively with Park City Communities and/or pest control company to ensure the successful elimination of bedbugs.
2. Since clutter aids in the spreading of bedbugs, residents will keep clutter in their homes to an absolute minimum in addition to good housekeeping.
3. Residents are required to cooperate with the treatment efforts by allowing for heat treatment of clothing and furniture and refraining from placing infested furniture or other items in common areas such as hallways. Residents will not be reimbursed the cost of any additional expense to the household, such as the purchase of new furniture, clothing or cleaning services.
4. Residents can easily unintentionally bring bedbugs onto the property when returning from a trip or bringing property into their homes. Therefore, residents will check their luggage and clothes whenever they return home from taking a trip and examine any secondhand items before bringing them home.



# **RESIDENT INFORMATION PACKAGE**

## **BEDBUG POLICY**

# Prevention and Safe Removal of Bedbugs

Bedbug infestations have become a serious problem in housing throughout the country. Public Housing properties are not immune to infestations, anyone or any home can get bedbugs. Bedbugs live on human and animal blood and typically hide and live in cracks and crevices in dark and undisturbed locations close to their hosts. They can live for long periods of time and although visible to the naked eye, they may be difficult to detect.

## Bedbug Prevention Action Plan

- Inspect in and around sleeping and resting areas at home once a month.
- Look for signs of bedbug activity, active infestations will have fecal spotting, live or dead bedbugs, shed skins and bedbug eggs.
- Avoid used furniture and mattresses, especially discarded furniture and mattresses.

*Used furniture and refurbished mattresses may have bedbugs and bedbug eggs that are difficult to see.*

- Inspect for the signs of bedbugs when traveling away from home. Look for live or dead bedbugs, shed bedbug skins or bedbug eggs and fecal spots on mattresses, clothing or dark cracks and crevices. Wood, metal or plastic furniture, sofas, chairs, tables and many other items may be infested with bedbugs.
- If contact with an active bedbug infestation is suspected away from home, segregate and isolate in sealed plastic bags any exposed luggage, clothing and personal effects until inspection and decontamination can be completed.
- Bedbugs prefer to live in cracks and crevices in areas like baseboards, moldings, window/door frames, and cracks/seams in walls and furniture, especially headboards and bed frames and screw holes.
- Seal baseboards, cracks, crevices, heat, plumbing and electrical services shared between apartments with pest-proofing sealants.

- Encase mattresses and box springs. Seal box springs in an appropriate zippered encasement to prevent bedbugs hiding inside from escaping; this location is commonly affected in bedbug infestations and yet difficult to inspect.
- Thoroughly vacuum apartment, furniture and all belongings and use crevice tools and other attachments where feasible. Place the contents of the vacuum in a tightly sealed disposable bag and remove.
- Attend Integrated Pest Control educational sessions when scheduled during Resident Meetings by the Housing Manager.

**EARLY DETECTION IS CRITICAL** Early identification and reporting of infestations by residents to building management and neighbors limits the spread of bedbugs. As soon as possible contact the Housing Manager. Report the suspected activity as soon as possible. The longer you wait the more likely the problem is to spread and the more difficult and costly it will be to control.

## Bedbug Removal Action Plan

The following sequence of steps has been outlined by our Integrated Pest Management system in order to facilitate control of bedbugs in housing. They are an example. We will follow the protocols outlined by our pest control company.

- Using a vacuum cleaner (preferably HEPA-filtered), remove the bugs and their cast skins from all observed and suspected harborage sites during the initial inspection, and periodically afterward (once weekly is a suggested self-help action). The vacuum bag should be removed immediately afterward, sealed tightly inside a larger plastic bag, and that bag incinerated or placed in the next normal trash collection.
- Launder all infested cloth items in hot water, 120 degrees Fahrenheit or hotter for at least 10 minutes, with soap or detergent, then dry in a warm or hot dryer of at least 140 degrees for at least 20 minutes, or dry clean to kill all bedbug life stages present.
- Enclose each mattress and box spring in a sealed plastic cover, like those sold commercially. These types of encasements should be of high quality and bedbug puncture proof to limit exposure to house dust mites or bedbugs.
- Place and seal all recently laundered cloth items (*e.g.*, bed linens, clothing) inside new large plastic bags or tightly closed bins to prevent any bedbugs from re-infesting them.
- Seal shut all cracks, crevices, and entry points to wall voids, using a high-quality silicone-based sealant, especially within a 20 foot radius of any spot where bedbug bites have been reported, or where the bugs have actually been collected.
- Additional or alternative physical control measures against bedbugs may include: heat, cold, steam, physical mashing and sticky insect monitors.
- A residual insecticide should be applied, according to label directions, to each infested site and preferably to a small area around each site. Such applications often involve treating cracks and crevices. When planning and conducting any such treatments, consider examining, if not treating, the opposite side of any involved wall, floor or ceiling.
- Electrical outlet boxes, and similar voids that cannot be readily sealed, should be treated with an appropriately labeled insecticidal dust.
- Consider including some type of insect growth regulator (IGR) as a concurrent or adjunctive treatment (*e.g.*, as a tank mix).

- Limited use of an aerosol or ULV pyrethroid may facilitate the detection of hidden bedbugs by causing them to move around more, and may also potentially increase their exposure to any previously applied residual insecticide. DO NOT use any over-the-counter “foggers.” They are not very effective and may cause bedbugs to scatter.
- Fumigation or heat (or cold) treatment of batches of furniture, clothing or other items within chambers may be warranted and affordable in specific cases, but whole-structure fumigation to control bedbugs is seldom practical or economically feasible. And such treatments provide no residual effects at all.
- Re-inspection of infested structures and sites should be done about 10-21 days after any initial treatment, and (if needed) again about 10-21 days later, to detect, and to precisely target the treatment (if needed) of any continued infestation.<sup>1</sup>

Carefully reintroduce cleaned items. Isolate and contain items that have been properly cleaned, laundered or heat treated. Heavy duty plastic bags or air tight containers may be used for this purpose. Clear bags and containers are preferable.

## **NEVER USE THE FOLLOWING PRODUCTS 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.**

## Preparation for Initial Bed Bug Treatment

1. Remove all sheets, blankets, mattress covers, box spring skirts, dust covers, and pillowcases, etc. from beds
  - Wash all items and dry in a dryer
  - Fold and place them in tied up plastic bags or sealed container
  - Do not put them back on the bed until the evening after the pest control service
2. Wash and dry ALL washable clothing, towels, and other linens
  - Place the clean items inside a sealed plastic storage bin or tied off plastic garbage bag
  - Store them in the dining room or living room until after the pest control service
3. If clothes or fabrics require dry cleaning, inform the dry cleaner about the bed bug risk
4. Remove everything from bedroom and closets in any rooms where bed bugs have been observed or occupants believe they have been bitten
5. Remove and empty all dresser drawers and nightstand drawers. Remove all clothing, toys, boxes, etc. from bedroom floors. Place items in living room or dining room.
6. Stay out of the room during treatment for 2-3 hours after treatment is completed
7. Provide access for pest control technician:
  - Make sure the technician can get into all areas of all closets; nothing should be left on the floors.
  - If possible, move bedroom furniture away from walls so that there is a 2- 3 foot space between the furniture and walls so that the technician can provide a proper treatment

## **Bed Bug Prevention Tips**

- Do not trade or buy used furniture. Bed bugs or other pests can be transferred from one residence to another in this way.
- Reduce the number of hiding places – Clean up the clutter.
- Regularly wash and heat-dry your bed sheets, blankets, bedspreads and any clothing that touches the floor on high heat.
- Don't pass your bed bugs on to others. Bed bugs are good hitchhikers.
- If you throw out a mattress or furniture that has bed bugs in it, you should slash or in some way destroy it so that no one else takes it and gets bed bugs.
- Bed bug mattress covers can be purchased at a low cost at Wal-Mart or K-Mart which encase the mattress to prevent infestation.