

Key provisions of the notice:

Notice is written for HUD staff & applies to all MF properties with an active HUD Insured, HUD-Held or Direct Loans, Section 202 Or 811 Capital Advances, Project Based Rental Assistance Contracts, and/or HUD Use Agreements

Best practice for prevention and control of Bed Bug Infestation

Guidance on the rights and responsibilities of O/A's, tenant, and HUD,

Bed Bugs are not an indicator of poor sanitation

Best approach is prevention

Covers principles of IPM for Bed Bugs

O/A's must:

1. Document efforts to obtain qualified services when an inspection of the unit by a trained professional to verify Bed Bugs is not possible
2. Enter the tenant's unit in accordance with the lease

O/A's may not:

1. Deny tenancy to someone who has experienced a prior Bed Bug infestation
2. Give residential preference regarding prior exposure to Bed Bugs
3. Charge tenants for Bed Bug treatment

O/A's should:

1. Develop an Integrated Pest Management Plan (not yet required)
2. Take Preventative steps
 - a. Train staff to identify Bed Bugs and perform ongoing prevention activity
 - b. Engage residents in efforts to prevent Bed Bugs
 - c. Provide orientation to new residents
3. Respond with urgency to any tenant report of Bed Bugs
 - a. Within 24 hours-contact tenant to provide information and discuss measures before inspection of unit
 - b. Within 3 calendar days perform an inspection of the unit and surrounding units
 - c. Re-inspect units periodically if verification of the presence of bedbugs by a professional or trained staff is not possible
4. Treat unit and surrounding units according to IPM plan
5. Advise tenants of their obligations and the O/A obligations for prevention and treatment

O/A's may (at their expense):

1. Request financial resources for Bed Bug control
 - a. Reserve for Replacement, Residual Receipts or rent increase (if necessary)
2. Offer protective tools to residents to safeguard from reoccurrences
3. Voluntarily offer to inspect tenant's furniture at move in
4. Offer non-chemical treatment or inspection of used furniture or luggage before it's unpacked
5. Treat the unit within a short time frame after detection/report
6. Make staff available to help with moving and cleaning of furniture to accomplish this effort
7. Request withdrawals from Reserve for Replacement or Residual Receipts if the tenant must be relocated
8. Reimburse the tenant for cost of protective bed covers

Expectation of tenants:

1. Allow O/A to enter the unit in accordance with the lease
2. Cooperate with O/A on prevention and treatment
3. Tenant will not be reimbursed the cost for replacement of furniture, clothing or cleaning

Expectations of REAC:

1. Deduct points only if bedbugs are observed
2. Ask the O/A to identify any units or buildings that are infested with Bed Bugs before the inspection begins
3. Record units or buildings affected in the comments section of the REAC report
4. Send a "Bed Bugs Reported" email to the Hub/Program Center director

Expectations of HUD:

1. Enter Bed Bug information in the Problem Statement in iREMS
2. If Bed Bugs are identified by REAC, send letter to owner
3. Consider releasing funds from Reserve for Replacement or Residual Receipts if requested
4. Enter all related information in iREMS
5. Report an problems regarding a Bed Bug infestation to HUD Headquarters