



# Smoke-Free Multi-Unit Housing

## Creating A Healthy Community, One Building at a Time

### NH's Tenant Centered Approach to Smoke Free Policy Adoption



### Why Create a Smoke-Free Policy?



"Scientific evidence indicates that there is **no risk-free level** of exposure to secondhand smoke. Breathing even a little secondhand smoke can be harmful to your health."

- 2006 Report of the Surgeon General

"A resident who smokes in a single unit within a multi-unit residential building puts the residents of the other units at risk. Tobacco smoke can move along air ducts, through cracks in the walls and floors, through elevator shafts, and along plumbing and electrical lines to affect units on other floors."

- Healthy Homes: New England Journal of Medicine, July 2010

"At present, the only means of effectively eliminating health risk associated with indoor exposure is to ban smoking activity."

- American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE), October 2010

"Public Housing Authorities (PHA) are permitted and strongly encouraged to implement a non-smoking policy at their discretion, subject to state and local law."

- U.S Department of Housing and Urban Development (HUD)

### Is It Legal? YES!!

- Landlords have a legal right to restrict smoking on all of their premises, especially indoors:
  - Prohibiting smoking is just like prohibiting pets, loud music, etc.
  - These policies do not infringe on smokers' rights
  - It's about the smoke **NOT THE SMOKER!**



### Go Smoke-Free & Everyone Wins

Healthier Homes + Healthier Tenants = Cost Savings for All!

#### Property Owners

- Lower Maintenance Costs
- Fire Risk Decreased
- It is Legal
- Best Interests of Tenants

#### Tenants

- Healthier Building
- Safer
- Cleaner
- Increase Number of Individuals who are able to stop using tobacco

#### Public Health

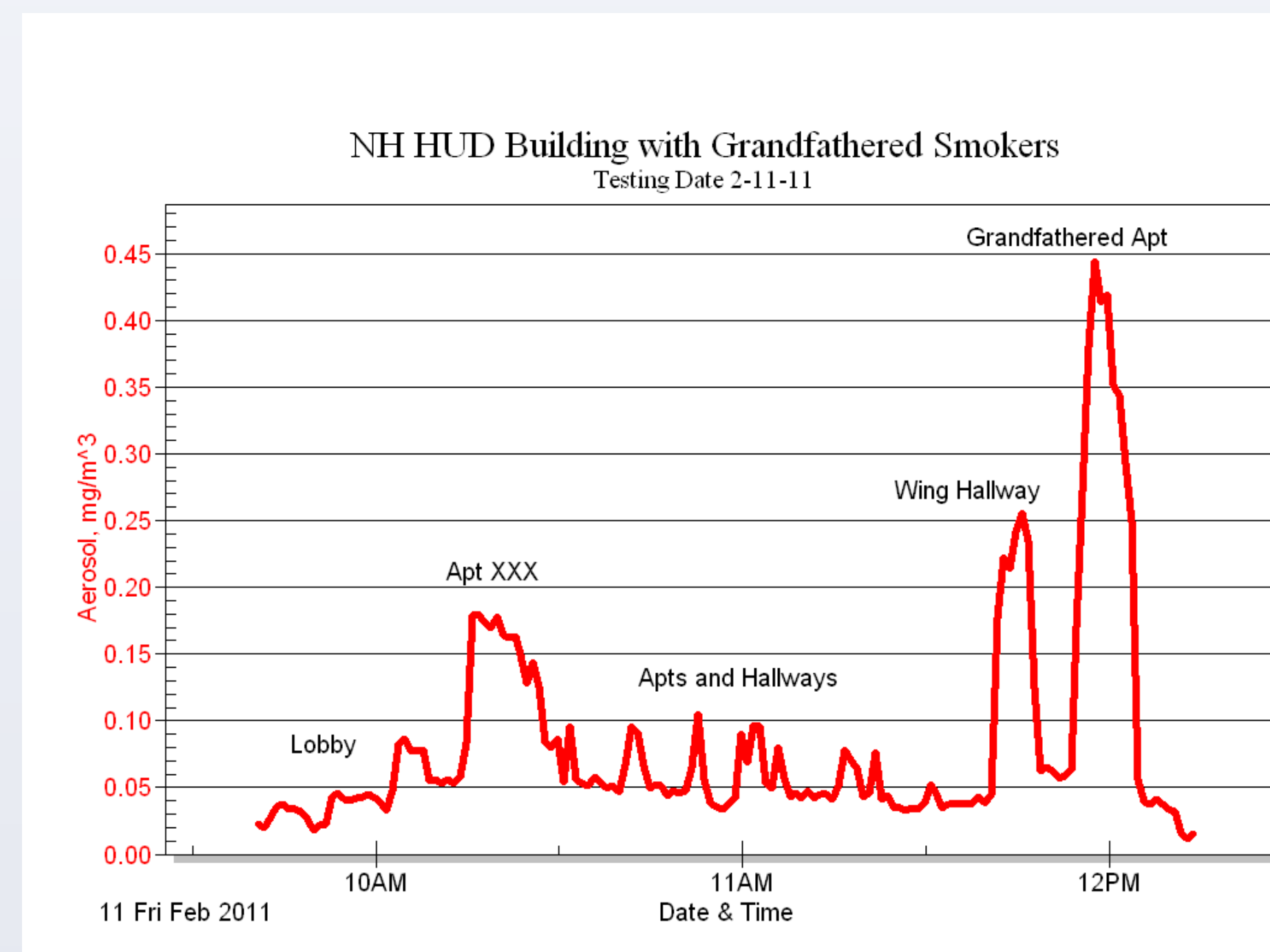
- Reduces risk of Lung Cancer
- Safer for Children and Seniors
- Safer for those with Asthma, COPD, Heart Disease



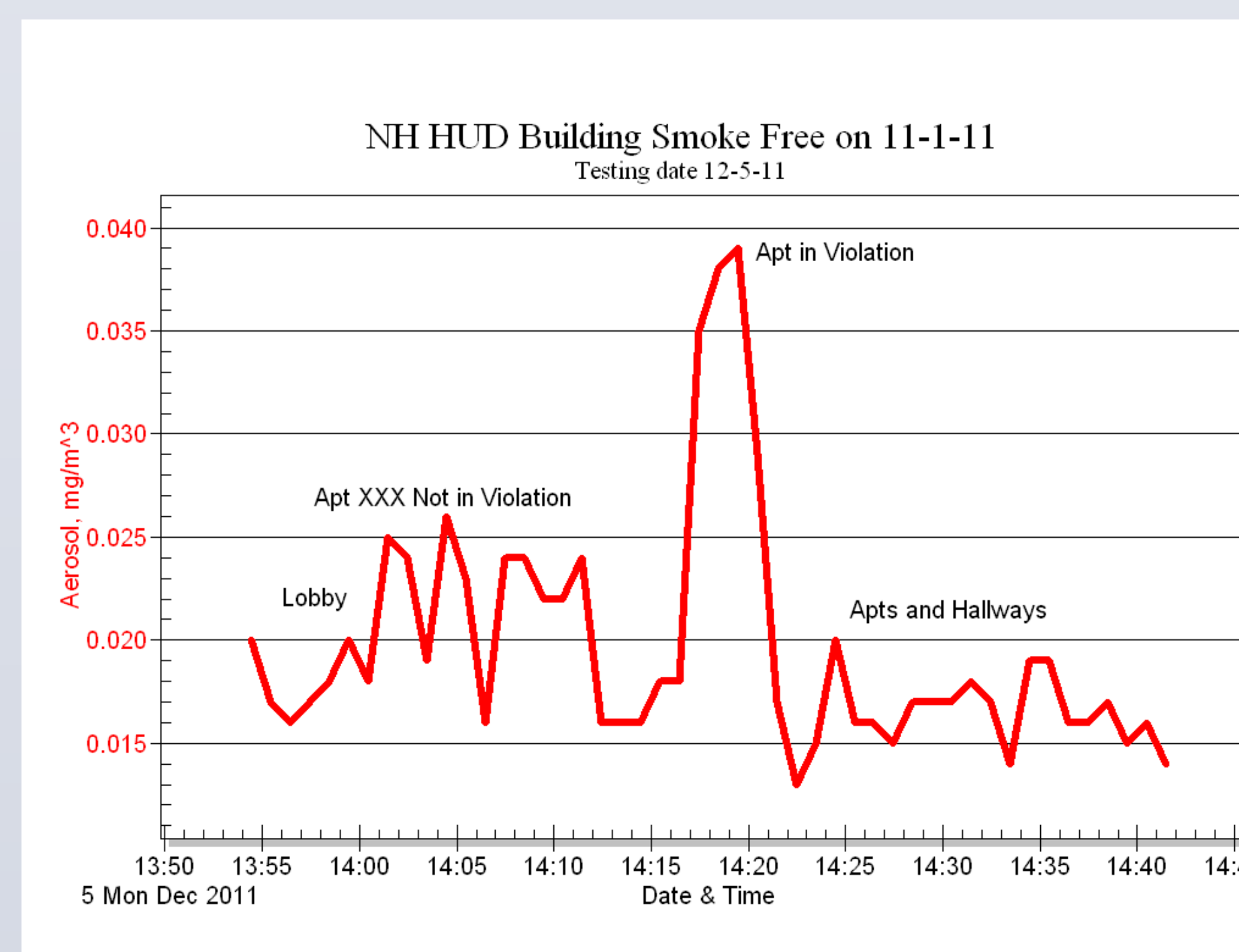
### THE NEW HAMPSHIRE WAY

- ✓ Contact local Property Managers
- ✓ Send materials on Smoke Free Policies
  - Smoke Free Policy Toolkit
- ✓ Establish timeline and implementation guidelines
- ✓ Reach out to community partners to get involved
- ✓ Hold a meeting with property managers, partners and tenants to communicate the details
  - Why policy change
  - Effective date
  - Make clear where they can/cannot smoke
  - Support and resources available
  - Talk clearly about violations
- ✓ Allow for questions
- ✓ Leave resources behind
- ✓ Post policy and notify tenants that did not attend meeting and waitlist of change in policy
- ✓ A policy is only as good as a property manager's willingness to enforce it
- ✓ Set violation policy, treat as any other lease violation (violation could result in lease termination)
- ✓ Monitor for violations

### NH HUD Building with Grandfathered Smokers



- Data collected on February 11, 2011, known identifiers removed for protection.
- Building with 95 Units (19 are Grandfathered Smoking Units).
- The data shows that there is no safe levels of air quality by National standards (0.035 or below) found in any area tested within this building.
- The levels in the building main lobby, common sitting areas off elevators and in the hallways on each of the four floors are at high un-safe levels of air quality.



- As a result of the Air Quality Testing conducted February 11, 2011 the property manager decided to eliminate their grandfathering policy and implement a smoke-free policy; effective on October 1, 2011.
- On December 5, 2011 Air Quality Testing was conducted again at the NH HUD building, the test showed that the entire building was at a safe level of air quality by National standards (0.035 or below) except for one apartment found in violation of the policy.

### Continued Support

- Offer Air Quality Testing
- Continue to educate & provide community resources for tenants
  - Cleaning Recommendations
  - Re-Introduce the NH Tobacco Helpline
- Offer Motivational Interviewing Training to Property Managers
  - Practice techniques using real scenarios
  - Network with other Property Managers

### Resources

The following PDF resources can be downloaded at [www.TryToStopNH.org](http://www.TryToStopNH.org)

- Landlord No-Smoking Policy Guide
- Sample Policies for Landlords
- A No-Smoking Policy Is Legal
- A No-Smoking Policy Protects Health & Saves Money
- A No-Smoking Policy Protects Buildings From Fire & Lowers Insurance
- A No-Smoking Policy Saves on Maintenance Costs
- Seven Steps to Implement A No-Smoking Policy
- Ventilation Is Not Always the Answer
- Tips for Handling Complaints Until You Have a Policy in Place
- Legal Options for Tenants Suffering from Drifting Tobacco Smoke

### Partners

- Public Health Departments
- Pharmaceutical Company
- Area Hospitals & Clinics
- Local Community Coalitions
- Other Agencies

**It Takes A Village...**

### Contact Information

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