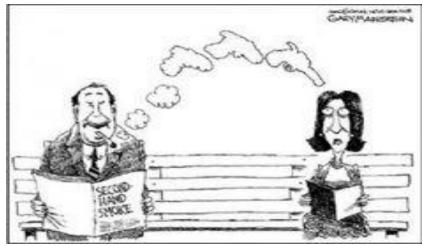
Addressing Secondhand Smoke

HACB Resident Advisory Board, 3-4-17

Why Address Secondhand Smoke

- * Secondhand smoke is deadly
- * Secondhand smoke drifts
- * Secondhand smoke *increases cleaning costs* and
 - property damage
- * Smoking is a *fire hazard*



Secondhand Smoke is Deadly

- * There is no risk free exposure to second hand smoke!
- * Secondhand smoke is classified as a Group A Carcinogen
- * There are over 4,000 chemicals in secondhand smoke, 250 of those are known carcinogens
- * Secondhand smoke can cause or worsen: bronchitis, pneumonia, ear infections and asthma
- * Increases heart disease risk by 25-30%

Secondhand Smoke Drifts

- * Smoke travels through apartments by moving up, down, side-to-side
- * Small gaps between units allow for smoke to travel

* Up to 65% of the air in a building is shared between

units



Smoking is a Fire Hazard

- * Apartments account for a larger share of smoking related fires than any other type of residence in the United States.
- * 25% of victims who die from smoking-related fires were not the smoker that caused the fire.
- * The average dollar loss per multi-unit housing fire was nearly \$44,000 per incident in 2010.
- * Property damage is not only caused by the fire's flames, but also by the smoke and sprinkler systems.

Smoke Free Housing Reduces Cleaning and Property Costs

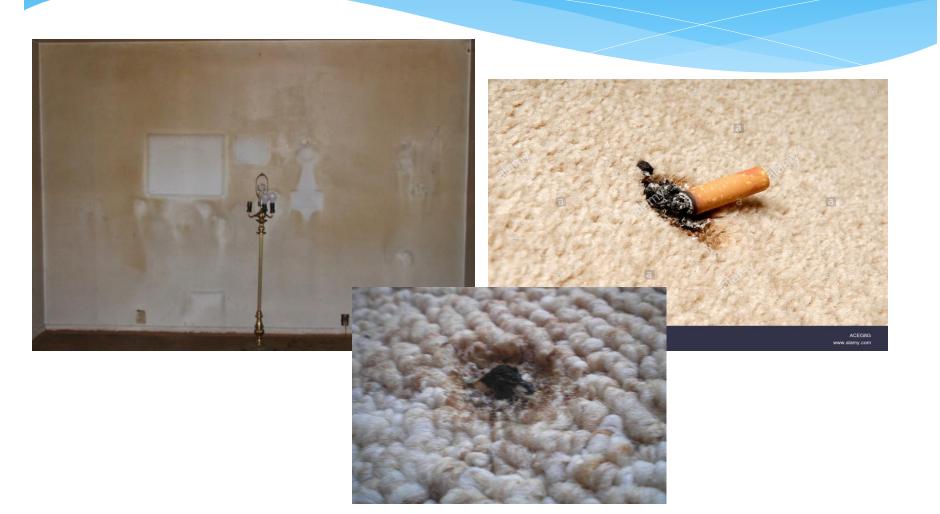
* When a unit has been smoked in turnover cleaning for a new tenant increases.

* Nicotine adheres to surfaces and collects grime, dust and other particles. Leaving behind a yellow brown

color.

	Non-Smoking	Light Smoking	Heavy Smoking
General Cleaning	\$240	\$500	\$720
Paint	\$170	\$225	\$480
Flooring	\$50	\$950	\$1,425
Appliances	\$60	\$75	\$490
Bathroom	\$40	\$60	\$400
Total	\$560	\$1,810	\$3,515

Property Damage



Smoking Policy at any Public Housing Complex

- * Smoking and use of tobacco or other substances shall be prohibited throughout the entire apartment complex.
- * This policy applies to all residents, guests, visitors, service personnel and employees.
- * Failure to comply with this policy is a violation of the lease agreement and grounds for evictions. Violators will be responsible for damage, maintenance and cleaning due to smoking violations.

How to Handle a Smoking Neighbor

- * Keep a log/record documenting when smoke enters your unit.
- * Create a list of attempted solutions
- * Talk with your neighbors
- Write a letter to your property manager
- * Follow up

Keep a log/record documenting when smoke enters your unit

- * Where is the smoke coming from?
 - * The bathroom, the bedroom, the front door, etc.
- * How bad is it?
 - * Use a scale 1-5
- * Are there any health effects noticed?
 - * A coughing fit, watery eyes, an asthma attack
- * How long does the exposure last?
 - One hour, five hours, all day

Create a List of Attempted Solutions

- * Examples: Running fans, blocking gaps in walls
- * Temporary solutions help illustrate the severity of the problem
- * Put you ahead of the game if the manager suggests these solutions

SOLUTION ->

← PROBLEM

Talk with Neighbors

- * Talk!
- * The smoker may not realize their smoke is an issue.
- * Other neighbors might be experiencing the same issues and are willing to share their stories.
- * This can be uncomfortable but it is important to speak with the smoker first to attempt to resolve the problem.
- Track resolution efforts in your log.

Write a Letter to Property Manager

- * Explain the problem in detail and offer solutions.
- * Include any letters from doctors explaining that the smoke has a health impact.
- * Keep all copies of the correspondence.

* Send a letter to your Resident Advisory Board if you have one.

Follow up With a Phone Call

* Call your property manager and follow up on the status of your letter.

* Track calls in your log.



Be Prepared for Possible Outcomes

- Renters may be relocated to another unit/complex.
- * Renter might be allowed to break the lease early with no penalties so he or she can move.
- * Eviction may happen.
- * If discussions fail or do not occur, renter can initiate legal action.
 - * Be aware: legal action is not uniformly successful, legal actions can be lengthy, legal actions can be costly.



Thank You

Melissa Peters

Health Education Specialist

Tobacco Control Program of San Luis
Obispo County

(805) 781-1561 mpeters@co.slo.ca.us