

# St. Clair Housing Commission

## NO SMOKING/SMOKE FREE HOUSING POLICY

To ensure compliance with HUD's "Smoke Free" regulations, as well as to continue to improve indoor air quality, benefit the health of our residents and staff, reduce the risk of fires and lower overall maintenance costs, the Housing Commission has implemented this No Smoking/Smoke Free Policy.

This policy bars the use of **prohibited tobacco products** as defined by HUD\*, as well as the use of **Electronic Nicotine Delivery Systems (ENDS)\*\***, in any building owned and or/operated by the Housing Commission. This includes but is not limited to all apartments/units, interior common areas, hallways, laundry rooms, community centers/buildings, daycare centers, rental and administrative offices and similar structures, as well as outdoor areas within 25 feet from any building (collectively "Restricted Areas".)

This policy does not prohibit smoking by residents, their guests or other persons who smoke; rather, it requires that those who smoke, do so at least 25 feet away from any/all buildings.

This policy includes marijuana, or any substance or material that could be smoked, as being prohibited. The legalized use of Marijuana is not recognized by HUD and is therefore not permitted by the Housing Commission.

"No Smoking" signs will be posted outside and inside the common areas of all Housing Commission buildings.

If a resident smells smoke in any place in the building, they are to report this to the management office as soon as possible. Management will seek the source of the smoke and take appropriate action.

Persons smoking outside of their buildings **MUST** dispose of all cigarette butts and related paraphernalia in an acceptable manner and leave the area as it was found.

Smoking is also not allowed by any employee, contractor, or other person doing work for the housing Commission on any Housing Commission property as defined herein, including Housing Commission vehicles.

### Designated Smoking Areas

Designated smoking areas, if any, will be identified/marked with appropriate signage.

## Policy Enforcement

The Housing Commission takes the enforcement of this policy very seriously. Therefore, should a resident or a resident guest violate this policy, the enforcement actions will be as follows:

1<sup>st</sup> Violation: Verbal Warning and the resident will be required to enter into a Conference Agreement.

2<sup>nd</sup> Violation: Eviction

All current and new residents will be provided with a copy of this policy and this policy will be incorporated into the lease by reference and/or addendum. Failure of any resident to sign any lease or lease addendum offered will be considered as an intent to terminate their tenancy and the Housing Commission will pursue eviction.

- \* **Prohibited tobacco products** are defined as items that involve the ignition and burning of tobacco leaves, such as: cigarettes, cigars, pipes and water pipes (also known as hookahs, which are smoking devices that use coal or charcoal to heat tobacco, and then draw the smoke through water and a hose to the user. Both the heating source and burning of tobacco are sources of contaminant emissions.)
- \*\* Research on **ENDS** is emerging and evidence has revealed that the aerosol exhaled by ENDS users contain nicotine and potentially harmful ingredients. Further, ENDS are considered a tobacco product by the FDA and is not considered a safe alternative to other forms of Tobacco.