

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Staff Presentation Worksheet

Presentation Date: 9/13/11; Approximate Start Time: 10:30am; Approximate Length: 30 Minutes

Presentation Title: Housing Authority Resident Smoking Policy

Department: Housing Authority of Clackamas County

Presenters: Cindy Becker, Director, H3S; Trell Anderson, Executive Director, HACC; Daniel Potter, Housing Asset Manager, HACC; Jamie Riley; Human Services Coordinator, CC Community Health

POLICY ISSUE BEFORE THE BCC:

To establish and implement a no-smoking policy for all residents in the Housing Authority owned housing portfolio.

QUESTION(S) PRESENTED FOR CONSIDERATION:

Should there be a no-smoking policy for the Housing Authority owned housing portfolio?

EXECUTIVE SUMMARY:

The increased focus on the adverse health effects of smoking and the effects of second-hand smoke have shown to be detrimental to the health of residents. The Department of Housing and Urban Development (HUD) issued a notice (PIH-2009-21 (HA)) that *"strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in some or all of their public housing units"*. (See attachment A) HACC's FY 2012 Annual Plan states that *"HACC is studying the implementation of a no smoking policy on all HACC properties with potential implementation during FY 2012"*.

The adoption of no smoking policy provides the following benefits:

- Secondhand smoke exposure causes heart disease and lung cancer in adults and sudden infant death syndrome and respiratory problems in children.
- Only smokefree environments protect people from secondhand smoke exposure indoors.
- A no-smoking rule protects property from fire.
- A no-smoking rule will help to avoid potential liability due to nonsmoking tenants' exposure to secondhand smoke.
- A no-smoking rule is one of the easiest ways to reduce damage to units and keep unit maintenance costs down.
- Protects staff working in housing units from exposure to second-hand smoke.

Resident Outreach

In October 2008 a resident survey was conducted of all HACC housing. HACC received 280 responses from residents. The survey results are similar to other market surveys that have been conducted for similar populations. Specifically, if a no-smoking policy were adopted the Housing Authority would have a more satisfied resident base,

particularly in multifamily complexes where drifting secondhand smoke is more common. The survey supports a ban on smoking within buildings but is less conclusive on the need for a property wide ban.

- The survey produced the following findings:
 - 50% of the respondents were medically vulnerable or had a medically vulnerable member of the household.
 - 33% of the respondents smoke (24% daily, and 9% some days).
 - 19% had someone smoke inside their home in the past 30 days.
 - Of those residents who smoke: 37% would like help in quitting and 42% would like help for a household member to quit.
 - If HACC prohibited smoking in inside units: 43% found it to be a welcome change, 23% an acceptable change, 28% an Unwelcome Change and 6% no response.
 - If smoking were prohibited everywhere inside and outside: 36% found it to be a welcome change, 15% and acceptable change, 43% an unwelcome change and 6% no response.
 - If other things being equal would residents prefer to: 57% live where indoor smoking is not allowed; 20% live where allowed to smoke indoors; 19% do not know; 4% no response.

In addition to the survey results, the Resident Advisory Council was consulted and reviewed the adoption of HACC's FY 2012 Annual Plan that included "studying the implementation of a no smoking policy on all HACC properties with potential implementation during FY 2012".

FINANCIAL IMPLICATIONS:

Studies have shown that the elimination of smoking in a residence reduces the long term costs of maintenance at unit turnover. The Housing Authority of Sanford Maine found in their no-smoking housing a minimum savings on average unit turnover costs of approximately 48%.

If, as a result of resident feedback and Board direction, HACC were to establish "smoking areas" and provided cover for those areas, we would include costs to build shelters, estimated at \$2,000 to \$5,000 depending on size and location.

OPTIONS AVAILABLE:

Option A: Continue to allow smoking in all housing units – no change to the current policy.

Option B: Eliminate smoking of tobacco and related products indoors of multi-family units and within twenty-five feet of all Housing Authority owned buildings - impacting approximately 75% of units, including duplexes.

Option C:: Eliminate smoking of tobacco and related products indoors and on all Housing Authority outdoor property – complete campus-wide smoke-free environment.

Proposed Implementation Timeline:

If Option B or C is approved, we propose an effective date of April 1, 2012 allowing for resident participation in the development of rules to implement the no-smoking policy, and for execution of lease addendums.


RECOMMENDATION:

Staff recommends Option B, eliminate smoking of tobacco and related products indoors of multi-family units, and within twenty-five feet of all Housing Authority owned buildings.

Staff also recommends the effective date of April 1, 2012 after outreach and engagement for resident input.

Additionally, the Housing Authority staff will coordinate cessation education services with individual residents utilizing HACC's Resident Services staff, the County's Community Health staff, and community resources.

SUBMITTED BY:

Division Director/Head Approval 
Department Director/Head Approval _____
County Administrator Approval _____

For information on this issue or copies of attachments, please contact _____ @ 503-_____

Attachments:

- A. Facts and Figures About Smokefree Housing
- B. Factors about Smokefree Public Housing
- C. Benefits of No Smoking Policies