

FERNDALE HOUSING COMMISSION
Smoke Free Policy

Ferndale Housing Commission will promote and enforce a smoke-free environment in and around its public housing facilities to ensure the health and safety of its residents, guests, staff, and others visiting our facilities. Smoke-free facilities are safer because they present less risk of fire; and they are less expensive to maintain because property is protected from smells, stains, burns, and litter. Most importantly, they are a healthier environment for all because people are not exposed to smoke, directly or second-hand.

Effective April 1, 2017, smoking is prohibited in any area of FHC buildings, facilities, or properties, including residential units and balconies or patios. This includes all indoor areas, public and private; and all outdoor areas within 25 feet of the housing and/or office building.

“Smoking” is intended to be broadly interpreted to include any tobacco or other natural or synthetic product or material, including marijuana, (even if legally covered by medical marijuana laws) that produces smoke of any type, through any means, including rolled in paper, cigarette, pipe, cigar, water pipe, electronic cigarette, “vaping,” or other means of smoking or igniting the material. “Smoking” means inhaling, exhaling, burning, or carrying any lit or heated tobacco or other product or material intended for inhalation in any manner or in any form, including electronic cigarettes and “vaping.”

This policy applies to all residents, their visitors and guests, staff, contractors, and other who come onto FHC property. As with all policies, residents will be held responsible for the behavior of their visitors and guests, and any violations they may create.

No smoking signs will be clearly posted throughout the building and in outdoor areas.

Reporting & Enforcement

Residents who smell smoke or see evidence of smoking (ashtray, cigarette butts, ashes, etc.), or who witness violation of this policy, are encouraged to report the time and location, and person if known to them, to the office. If possible, residents are encouraged to document the evidence with a photograph.

Staff will promptly investigate the report and, if verified, the Property Manager will take appropriate action. The report will include the person(s) reporting the incident, the staff person who verified it, an additional person to corroborate the verification, photographs if available, time, date, and location of incident and investigation.

Staff who smell smoke or see evidence of smoking in the course of performing inspections or completing maintenance or repairs will seek a second person to corroborate the violation, take pictures if possible, and, if evidence is supported, report it to the Property Manager for action.

FHC will strictly and consistently enforce this smoke free policy but cannot act as a guarantor. FHC will not be responsible for claims brought related to injuries real or perceived that are alleged as the result of violations of this policy.

Residents, including anyone who is on the lease agreement and/or who is 18 years or older within the household, will be required to sign a new lease which specifies our facilities and their

individual unit are smoke free. Residents will also be required to sign for receipt of this smoke free policy.

Failure to adhere to the smoke-free policy will result in a written lease violation. Three or more violations within a twelve month period will be considered serious and repeated violation of the lease agreement and will result in eviction.

Damage caused by smoking will result in corresponding charges for repair according to the maintenance fee schedule. Fees may be assessed at the time of repair or upon move-out. For example, cleaning or repainting the unit to eliminate smell, cleaning carpet to eliminate smell, replacing carpet or other flooring due to burns, replacing window coverings or other items in the unit due to smell or damage from smoke or burns.

Implementation

In advance of the April 1, 2017 effective date, the Housing Commission will provide residents with smoking cessation education and support.

PROPOSED POLICY: Public hearings posted 11/28/16; public comment period open through January 29, 2017.