

How to Get Started on that Smoke-Free Housing Objective

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Welcome to Multi-Unit Housing Land, where there is a brand new cast of characters. Here is a list of the key players, their main interests, where to find them, and how to frame the issue of voluntary smoke-free housing policies.

Who	What They Want	Where to Find Them	Our Speaking Points – Smoke-free polices will:
Housing Industry Organizations (Membership)	<p>To represent the interests of residential property owners. To protect their members from excessive regulations.</p> <p>To provide updates/trainings on the latest in housing trends and legislation.</p> <p>To raise the professional standards of their members and the industry.</p>	<p>Housing expos</p> <p>www.caanet.org</p> <p>Note: Some areas have multiple housing industry organizations so just do not assume that the CAA connection is sufficient. Do some on-line searching.</p>	<ol style="list-style-type: none"> 1. Save their members \$\$ and trouble. 2. Protect their members from future litigation.
Non-profit housing associations	<p>Support their members in securing funding for building more housing for low-income families and individuals.</p> <p>Members are likely to be developers of non-profit housing and may have a residential property management division that manages their own and others' properties.</p>	<p>California Housing Rights Law Project</p> <p>www.housingadvocates.org/402.html</p>	<p>Access to smoke-free housing is a social justice issue. People with the least resources are also most likely to have chronic disease and disabilities which are exacerbated by SHS exposure.</p>
Tenant rights organizations/Fair Housing organizations	<p>To represent the interests of renters against excesses by landlords.</p> <p>To defend the rights of renters.</p>	<p>In TALC handbook for resolving drifting smoke complaints in housing. (by county)</p> <p>www.phlpnet.org/tobacco-control</p> <p>Fair housing organizations in CA:</p> <p>www.dca.ca.gov/publications/landlordbook/appendix3.shtml</p>	<ol style="list-style-type: none"> 1. Protect the most vulnerable from SHS exposure. (children, elderly, disabled, etc.)

Who	What They Want	Where to Find Them	Our Speaking Points – Smoke-free polices will:
<p>Residential Property Owners – Private</p> <p>May have all market rate units or a combination of Section 8, other subsidized, and market.</p>	<p>Good tenants who pay their rent on time and don't cause trouble. (A profitable return on their investment)</p>	<p>In groups: California Apartment Association local affiliates; other rental property owner organizations. Monthly meetings, expos.</p> <p>Individually: through Apartment finder magazines; craigslist; etc.</p> <p>Or you can go directly to the HUD website which lists rentals and affordable housing by city www.hud.gov/local/index.cfm?state=c&topic=renting</p>	<ol style="list-style-type: none"> Smoke-free conversions save money on cleaning, fire -- protects their property. Reduce complaints from tenants. Is legal – the act of smoking is not protected under ADA or the 14th amendment. Is easier than they think in smoke-free CA where only 13% of pop. smokes.
<p>Residential Property Management Companies – Market rate only</p>	<p>Good tenants who pay their rent on time and don't cause trouble.</p> <p>To keep the property owners happy so that they can keep the contract.</p>	<p>In groups: California Apartment Association local affiliates; other rental property owner organizations. Monthly meetings, expos.</p> <p>Individually: through Apartment finder magazines; craigslist; etc.</p>	<p>If owners want to be “green,” converting to non-smoking units will improve the indoor air quality, reduce cleaning costs, and save money.</p>
<p>Residential Property Management Companies – Affordable/subsidized housing</p> <p>Comment: Many of these companies are also Non-profit housing developers but the property management division is often for-profit.</p>	<p>Good tenants who fit the required tax credit requirements (elderly, disabled, homeless, transitional -- in recovery, etc.)</p> <p>To provide decent housing services for low income individuals and families.</p> <p>To keep the owners (usually non-profit groups) of the buildings happy.</p>	<p>Usually each city or county has a list of affordable housing providers – on their website under – housing, or <u>community development</u>. Also social service agencies serving “tax credit” groups and the local tenant/landlord rights groups maintain lists as well.</p> <p>Or you can go directly to the HUD website which lists rentals and subsidized housing by city www.hud.gov/local/index.cfm?state=c&topic=renting</p>	<ol style="list-style-type: none"> Protect the most vulnerable from SHS exposure. (children, elderly, disabled, etc.)

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<p>Housing Authorities Public entities that own and/or manage subsidized housing.</p>	<p>To provide decent housing and management services for low income individuals and families. Process and verify the Section 8 voucher applicants for the area/city. Identify and approve/monitor private property owners interested in providing Section 8 housing.</p>	<p>www.hud.gov/offices/pih/pha/contacts/states/ca.cfm</p>	
<p>Tenants – Market rate</p>	<p>To have a decent, clean, and safe place to live.</p>	<p>They call us to complain. They are everywhere.</p>	<p>They don't need convincing for 100% non-smoking</p>
<p>Tenants - Subsidized</p>	<p>To have a decent, clean, and safe place to live.</p>	<p>They call us to complain. Senior centers, Meals on Wheels, WIC, Head Start programs. –Social service agencies.</p>	<p>They may be a little more likely to be tolerant of allowing some smoking in their buildings.</p>
<p>Condominium Owners</p>	<p>To have a decent, clean, and safe place to live.</p>	<p>They call us to complain. They want help in getting the CC & R's changed For information on CA condo laws, etc., go to: www.communityassociations.net/california_main.html</p>	<p>Make their property more attractive to the vast majority of condo buyers. Reduce fire and other property damage. Reduce their liability as condo association members.</p>

Any decision to adopt non-smoking policies in any individual apartment complex takes the approval and support of:

1. the owner
2. the property management company
3. and the acceptance by the tenants, especially for places that have long term residents like senior housing.