

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. 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 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 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. To defend the rights of renters.</p>	<p>In TALC handbook for resolving drifting smoke complaints in housing. (by county) www.phlpnet.org/tobacco-control</p> <p>Fair housing organizations in CA: 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. 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"> 1. Smoke-free conversions save money on cleaning, fire -- protects their property. 2. Reduce complaints from tenants. 3. Is legal – the act of smoking is not protected under ADA or the 14th amendment. 4. 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. 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 – <u>housing</u>, or <u>community development</u>. Also social service agencies serving “tax credit” groups and the local tenant/landlord rights groups maintain lists as well. 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"> 1. Protect the most vulnerable from SHS exposure. (children, elderly, disabled, etc.)

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Housing Authorities Public entities that own and/or manage subsidized housing.	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.	www.hud.gov/offices/pih/pha/contacts/states/ca.cfm	
Tenants – Market rate	To have a decent, clean, and safe place to live.	They call us to complain. They are everywhere.	They don't need convincing for 100% non-smoking
Tenants - Subsidized	To have a decent, clean, and safe place to live.	They call us to complain. Senior centers, Meals on Wheels, WIC, Head Start programs. –Social service agencies.	They may be a little more likely to be tolerant of allowing some smoking in their buildings.
Condominium Owners	To have a decent, clean, and safe place to live.	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	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.

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.