



Smoke Free Policy in Multi-Unit Housing Developments

Examining the problem of Secondhand Smoke
and the possible solutions

Kent City Health Department, 2018

Why is Smoke- Free Policy both Beneficial and Attainable?

1. Secondhand Smoke (SHS) is a danger to the health of residents
2. SHS is a huge problem in the state of Ohio
3. Smoke free policy has many benefits for owners and management of Multi-Unit Housing (MUH) Developments

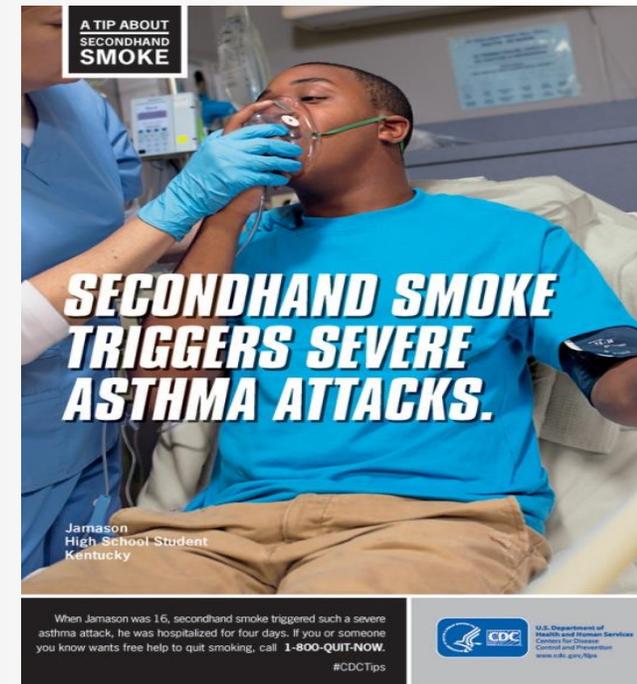
SHS Exposure

- At Home
 - Living with people who smoke
 - Living in a MUH building where smoking is permitted
 - Air Conditioning and filtering/ opening windows DO NOT prevent smoke from traveling to other units
- At Work
 - Workplaces that allow smoking around buildings
- In Public
 - People smoking in public places in close proximity to others
- In the US, 36.9% of nonsmokers exposed to secondhand smoke live in rented homes

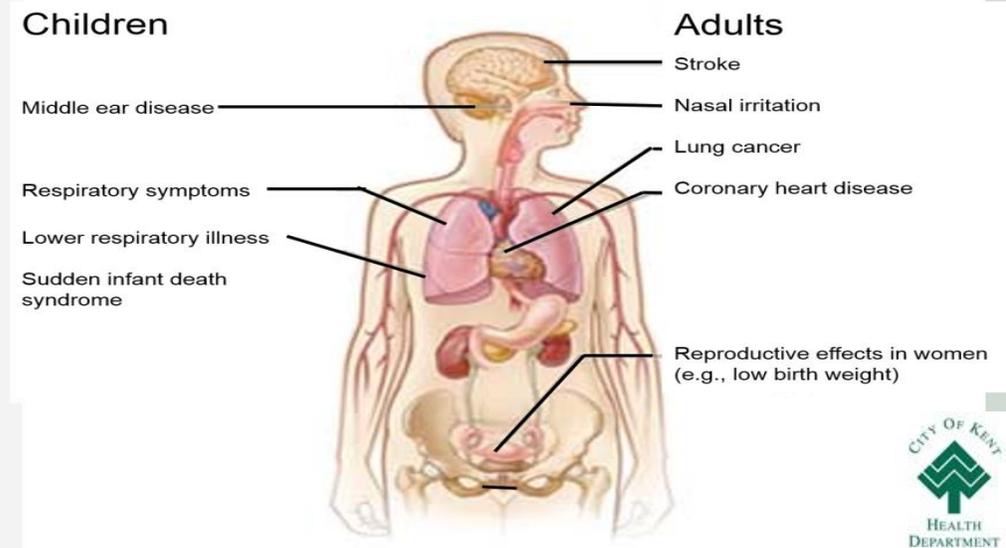


Dangers of SHS

- Linked to:
 - Increased risk of developing:
 - Cancer
 - Heart Disease
 - Stroke
 - Increased risk of respiratory infections
 - Risk for asthma attacks
 - Ear infections
- Also linked to Sudden Infant Death Syndrome (SIDS)
- Low birth weight when Pregnant women are exposed



<http://tobaccofreewichita.org/2013/03/29/cdc-releases-tips-from-former-smokers-ii/>



What about E-Cigarettes?



<http://health.howstuffworks.com/wellness/smoking-cessation/10-facts-about-e-cigarettes.htm>



<http://www.vapor-electronic-cigarettes.com/>

- Commonly believed to be “safe” - 35% of Ohioans
 - Not just water vapor
 - Mixture of Volatile Organic Compounds and particulate matter
- Relatively new and not widely studied
- National Institutes Occupational Safety and Health (NIOSH) recommends including E-Cigarettes in smoking bans

SHS in Ohio

- 3 in 10 adults report being exposed to SHS
- 6 in 10 children report being exposed to SHS
- According to the Ohio Tobacco Surveys
 - Adults: 33.9% exposed to SHS in a car or at home
 - Youth: 20.3% of non-smokers exposed to SHS at home or in a car
 - 78.1% of smokers exposed to SHS at home or in a car
 - 40.2% of youth exposed to SHS in a public place
- Even though 2/3 of 2.2 million Multiunit housing residents in Ohio had smoke free home laws in their own units, nearly half of the 1.5 million (683,000) had SHS infiltration in their apartments

Concerns About Smoke Free Policy

- Federal, State, or Local legality of policy
- Higher vacancy rates
 - Decrease in market size
 - Tenant objections
- Enforcement-related legal costs and staff time
 - Potential enforcement problems

Smoke-Free Laws in Ohio

- Ohio Revised Code, chapter 3794
 - Bans smoking inside, near doors and windows of, and near ventilation systems of
 - Places of employment
 - Public places
 - Allows owners to ban smoking in shared spaces
- No constitutional or specific protected right to smoke
 - No State Laws protecting smokers
- Smoke Free Laws and policies are not discriminatory because they do not prevent people from renting units or going places
 - They are rules designating what is and is not allowed on the property
- In other words, Smoke Free Policy is completely legal

Residents' Opinion on Smoke Free Policy

- Vary by demographic and smoking status
 - Smokers vs. nonsmokers
 - Women vs. men
 - Children vs. no children
- Support higher among people with an asthmatic child
- Smokers support Smoke Free policy as well
 - Especially in smokers with an intent to quit
 - Non-daily smokers

Social Norm Shift

- The idea that SF policies will reduce the number of children who begin smoking
- Most people begin smoking in adolescent years
 - In Ohio, 12,500 kids become new smokers each year
 - Leads to fewer future smokers
- Support for SF policies among smokers intending to quit is higher
 - Belief that SF policies may help them quit

Effect on Vacancy and Turnover Rates

- Concern with increased vacancy in SF MUH developments
- Multiple studies show that this is not a huge concern
 - No correlation between properties who adopted SF policy and those who didn't
 - In a survey of landlords in Nebraska, only 10.7% of landlords who had implemented a SF policy experienced an increase in vacancy
 - And only 3.7% of landlords who adopted such policies saw an adverse effect on turnover
- There is no evidence that SF policies increase vacancy

Benefits of Adopting Smoke Free Policy

- Save on Maintenance costs
 - Cleaning and rehabilitating units where smokers live

The Monetary Impact

Cost to Rehabilitate a Unit Where Smoking is Prohibited vs. a Unit Where Smoking is Allowed

	Non-Smoking	Light Smoking	Heavy Smoking
General Cleaning	\$270	\$500	\$720
Paint	\$170	\$225	\$480
Flooring	\$50	\$950	\$1,425
Appliances	\$60	\$75	\$490
Bathroom	\$40	\$60	\$400
TOTAL	\$560	\$1,810	\$3,515

Data reflects surveys from housing authorities and subsidized housing facilities in New England. Collected and reported by Smoke-Free Housing New England, 2009

Source: Breathe Easy Coalition of Maine



Benefits of Adopting Smoke Free Policy

- Lower Insurance Costs
 - Smoking is a fire risk
 - Eliminating risk- asking insurance company for more discretionary credits
- Eliminating smoking related fire costs
 - Fire damage repair can be expensive
 - In the years 2004-2013, there was \$30 million in damage due to smoking related fires in multi-unit housing

Smoke Free Housing is Healthy Housing

- Smoke Free Policy
 - Lowers peoples' risk for developing many chronic illnesses
 - Lowers risk of asthma attacks
 - Lowers risk of infant mortality from SIDS
- Creates better air quality
- Better overall health of residents
- Fewer injuries and deaths from smoking-related fires
- Reduces costs related to maintenance, fires, and insurance



<http://www.healthy.ohio.gov/healthylife/tobc2/tprevention/smfreehsg1.aspx>



http://www.kentpublichealth.org/ohio_smoke_free_law/index.php





<https://prezi.com/yzjb62niifh/smoke-free-housing/>



http://dhhs.ne.gov/publichealth/Pages/smokefree_housing.aspx



<http://smokefreekings.org/smoke-free-spaces/>



Additional References Used

- Cramer, ME., et. al. (2011). Landlords Attitudes and Behaviors Regarding Smoke-Free Policies: Implications for Policy Change. Public Health Nursing. 2011: 28(1): 3-12
- The US Dept. of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes. (2014). Change is in the Air: An Action Guide for Establishing Smoke-Free Public Housing and Multifamily Properties
- The State of Ohio Legislature. ORC 3794
- Presentation materials by the Ohio Department of Health at the Environmental Policy Adoption Conference Smoke-free Housing and Public Places series on 1 December 2015