

TOBACCO - FREE POLICY FOR ALL SPHA PROPERTIES

Purpose

To address the increased risk of fire, increased maintenance costs, increased insurance costs and the known adverse health effects of secondhand smoke. All properties including apartments, units, common spaces located within The South Pittsburg Housing Authority (SPHA) have been designated as tobacco, smoke and vape free:

Scope

This policy applies to any and all persons entering a housing authority tobacco-free property, including but not limited to, residents, their guests and visitors, contractors and employees.

Policy

1. Tobacco Products in any manner or any form including but not limited to cigarettes, cigars, pipes, electronic nicotine delivery systems (ENDS), chewing tobacco, dip and electronic cigarettes (e-cigarettes).
2. "Individual housing units" are defined as the interior and exterior spaces tied to a particular dwelling unit. This includes, but is not limited to, living rooms, bedrooms, hallways, kitchens, bathrooms, garages, carports, patios and entryways.
3. "Common spaces" are defined as areas that are open to the public, including but not limited to sidewalks, community patios and gardens, playgrounds, parking lots and any other area of the building or complex that is accessible to employees, residents and guests.
4. The management and maintenance employees will be responsible for enforcement of this tobacco-free housing policy.
5. Failure to comply with the terms and conditions of the tobacco-free policy is a material violation of the lease and subjects the resident to possible sanctions, up to and including termination of the lease and possible financial costs to remove evidence of tobacco use from units.

6. Any resident, including the members of their household, guests, or visitors will be considered in violation of the lease if found using any tobacco products form including but not limited to cigarettes, cigars, pipes, electronic nicotine delivery systems (ENDS), chewing tobacco, dip and electronic cigarettes (e-cigarettes) in any South Pittsburg Housing Authority facility or apartment or anywhere on the SPHA property that is deemed tobacco-free. Three (3) violations will be considered to be repeated violation of the material terms of the lease and will be cause for eviction.
7. If the smell of smoke is reported, the SPHA will seek the source of the smoke and appropriate action will be taken. Residents are encouraged to promptly give SPHA a written statement of any incident where tobacco smoke is migrating into the resident's unit from sources outside of the resident's unit.
8. Upon adoption of this policy, all residents of the SPHA will be given a copy of the policy. After review both incoming residents at first lease-up execution and current residents at next annual recertification, will be required to sign the Tobacco Free Lease addendum. A copy will be retained in the tenant file.

Resident Responsibility

1. It shall be the Resident's responsibility to inform his/her household members and guests of this Tobacco Free Policy.
2. The Resident shall prohibit tobacco use by his/her household members or guests while on the premises that would violate this Policy.
3. Failure to comply, or repeated violations, to the Policy may be cause for lease enforcement actions.