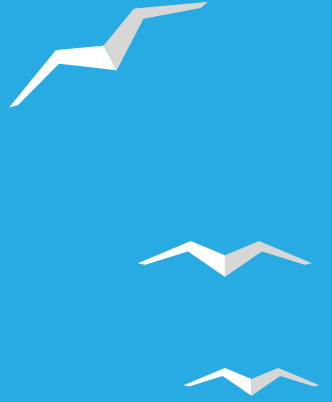
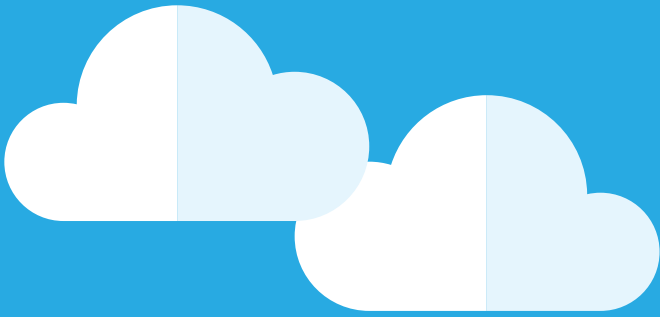
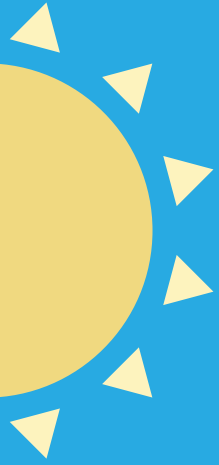




SMOKE-FREE
HOUSING
INDIANA





IT'S LEGAL

Smoke-free policies do not infringe on the legal rights that individual citizens hold.

Smoke-free policies address smoking behavior only and do not prohibit smokers from living in your community.

Smokers don't have legal protection, but people with chronic health problems do, and may file complaints under the Fair Housing Act or Americans with Disabilities Act.



EASY TO ENFORCE

Property managers who have implemented non-smoking policies have generally found enforcement to be easy and straightforward.

Smoke-free policies can be enforced the same as any other rule or policy (pets, noise, excessive trash). Smoke-free policies are largely self-enforcing and complaint-based.

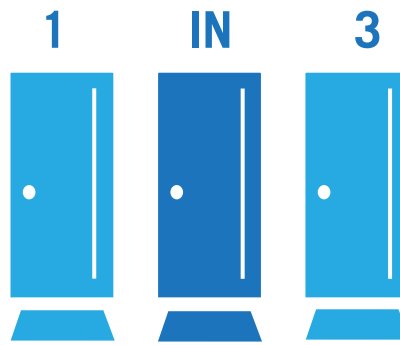


Good for Health

Exposure to secondhand smoke raises the risk of heart disease, lung disease, cancer and stroke by up to 30%.



Secondhand smoke exposure is a leading trigger of asthma attacks as well as other respiratory problems, and is a known cause of Sudden Infant Death Syndrome (SIDS).



More than 1 in 3 nonsmokers who live in rental housing are exposed to secondhand smoke.

IN INDIANA



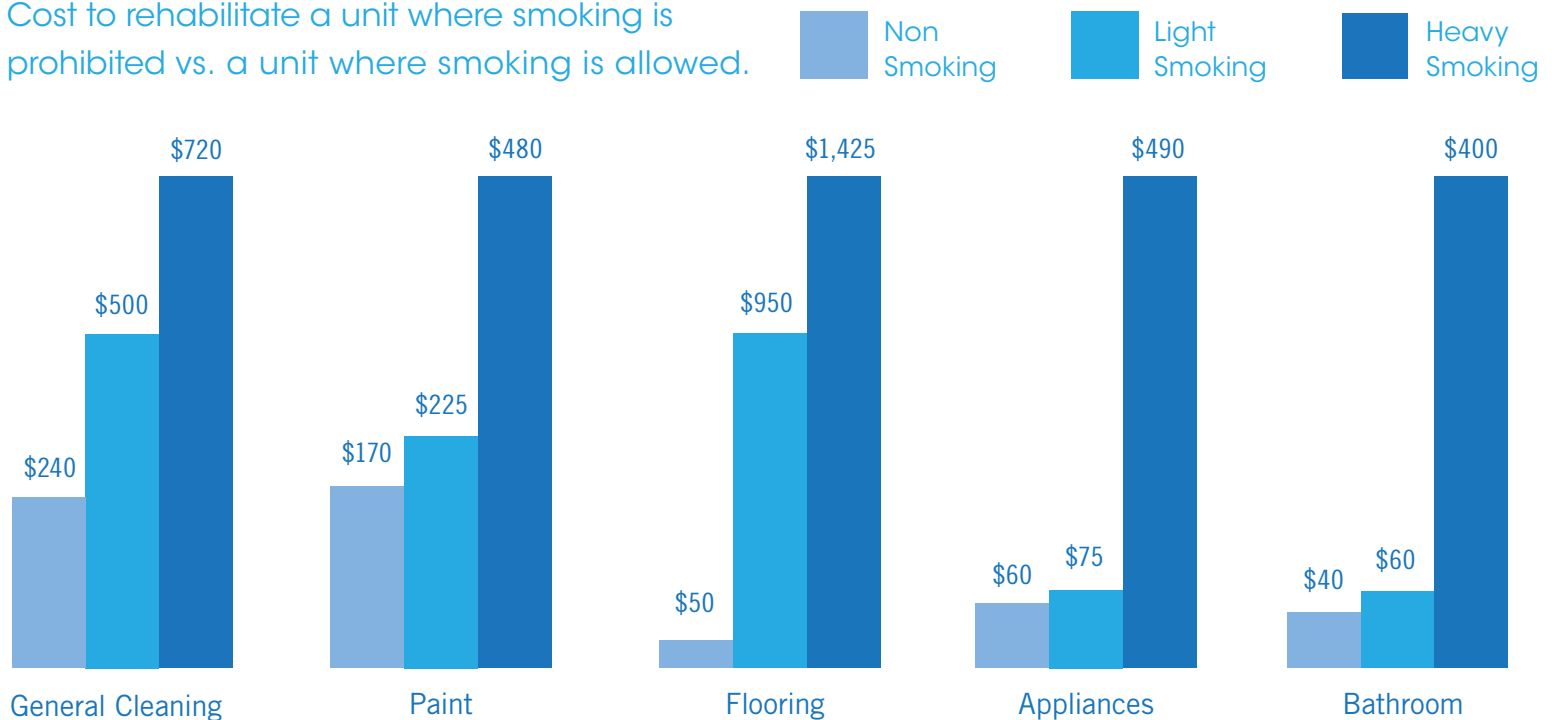
79.4% of Hoosiers DO NOT SMOKE

Good for Business

A smoke-free apartment can be turned over more quickly, reducing down time and getting it re-rented sooner. Ventilation systems are expensive and don't completely eliminate secondhand smoke. In 2013, the American Society for Heating, Refrigerating and Air-Conditioning Engineers based its ventilation standard for acceptable indoor air quality on an environment that is completely free from secondhand tobacco smoke, secondhand marijuana smoke, and emissions from electronic smoking devices.

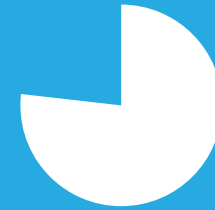
Good for Cleaning Costs

Cost to rehabilitate a unit where smoking is prohibited vs. a unit where smoking is allowed.



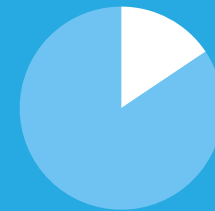
Electronic Smoking Devices

- We encourage the inclusion of electronic smoking devices, or e-cigarettes, in smoke-free policies, not only for the health of residents but for easier enforcement as well.
- Enforcement becomes more difficult when e-cigarettes are not included in a policy.
- Other substances, including illicit drugs, can be smoked out of electronic devices.
- The e-cigarette aerosol travels just like traditional cigarette smoke, exposing neighbors to the dangers of secondhand aerosol. Secondhand e-cigarette aerosol can potentially aggravate respiratory conditions in those exposed.



76.8%

Of adults nationwide (2012-2013) who used an e-cigarette in the last 30 days were also current smokers



15.6%

Of Indiana high school students used e-cigarettes in 2014, an increase from 3.9% in 2012.



THE NATIONAL FIRE & SAFETY ASSOC. 2015 REPORT:

15 separate e-cigarette fires and explosions. Five resulted in fire and twelve resulted in injuries requiring medical treatment.

Hookah

What is a hookah?

A hookah is a water pipe used to smoke tobacco or non-tobacco "herbal" products, often containing flavors such as apple and mint. A hookah resembles a water-filled vase with a head, body, water bowl, hose, and mouthpiece. Tobacco and a heat source (usually charcoal) are placed in the head of the pipe and burned to produce smoke, which is inhaled through a mouthpiece.

Hookahs have gained popularity in the U.S. and in Indiana in recent years, particularly among youth and young adults.

5% OF INDIANA HIGH SCHOOL STUDENTS SMOKED HOOKAH IN THE PAST 30 DAYS.

The Indiana Youth Tobacco Survey 2014 shows 5% of Indiana high school students reported using a hookah in the past 30 days, and the 2015 Adult Tobacco Survey shows 4.9% of Indiana

adults ages 18-39 reported past-30-day hookah use.

As dangerous as cigarettes:

Hookah use may increase exposure to carcinogens because smokers use a hookah over a much longer period of time, often 40 to 45 minutes rather than the 5 to 10 minutes it takes to smoke your average cigarette.



Due to the longer, more sustained period of inhalation and exposure, a hookah smoker may inhale as much smoke as consuming 100 or more cigarettes during a single session. (World Health Organization, 2005)

Hookah smokers may be at risk for some of the same diseases as cigarette smokers, such as oral, lung and esophageal cancers and reduced lung function.

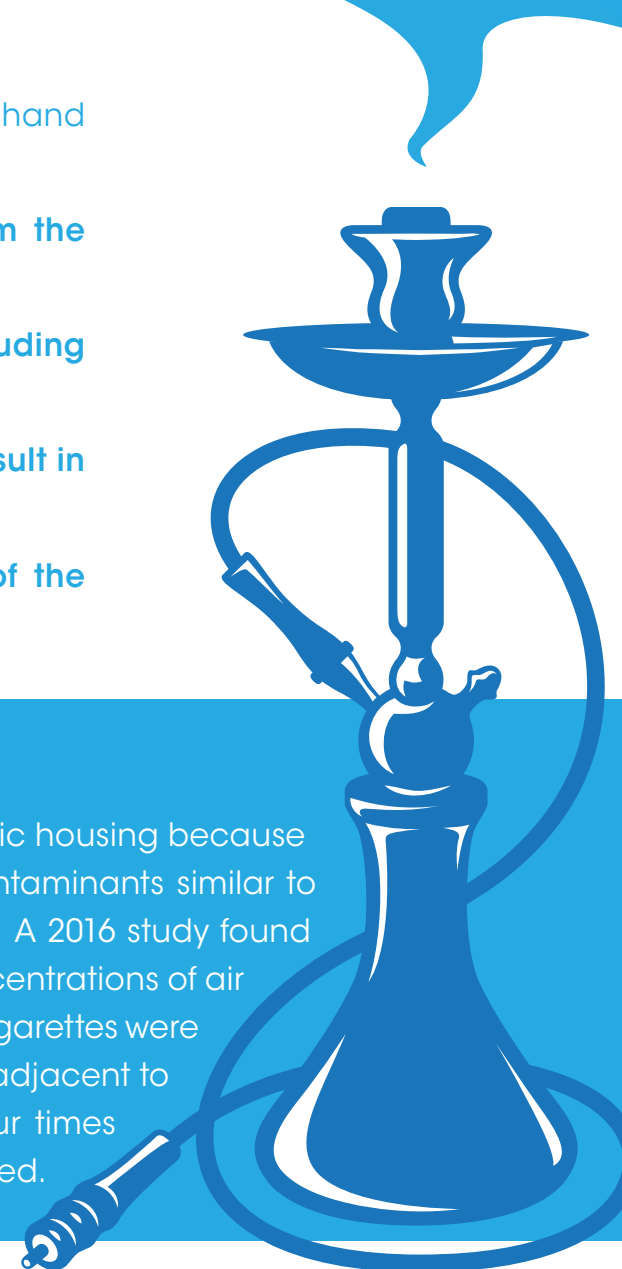
Secondhand risks.

Because of the high quantity of smoke produced, secondhand smoke from hookahs is especially toxic:

- It contains smoke from the tobacco as well as from the heat source (e.g., charcoal), unlike cigarettes.
- The smoke contains numerous harmful chemicals, including carbon monoxide, nicotine and benzene.
- The long periods in which a hookah is smoked can result in higher concentrations of contaminants.
- Even use of non-tobacco products releases many of the same toxic chemicals as tobacco smoke.

Housing considerations

HUD is requiring hookahs to be included in policies for public housing because there is considerable evidence that their use results in contaminants similar to those in secondhand smoke from other tobacco products. A 2016 study found that rooms in which hookahs were smoked had higher concentrations of air pollution than both non-smoking rooms and rooms where cigarettes were smoked. In addition, carbon monoxide levels in the rooms adjacent to where a hookah was smoked were found to be up to four times greater than in rooms in homes where cigarettes were smoked.



Smoke-free Lease Addendum

Resident and all members of Resident's family or household are parties to a written lease with the (Insert PHA name). The Addendum states the following additional terms, conditions and rules which have been duly posted in the (PHA) Management offices are hereby incorporated into the lease.

A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease.

1. **Purpose of No-Smoking Policy.** (PHA) cares about the health and wellness of its residents. The adverse health effects of secondhand smoke are well documented. The parties desire to mitigate (i) the irritation and known health effects of secondhand smoke (ii) the increased maintenance, cleaning, and restoration costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the increased costs of fire insurance claims for smoking buildings.
2. **Definition of Smoking.** The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, or other tobacco product in any manner or in any form. This includes the use of waterpipes (Hookahs). This addendum also covers smoking illegal substances. Under Indiana law, it is illegal to smoke illegal substances such as methamphetamine, marijuana, crack cocaine, heroin, etc.

(PHA) also prohibits the use of electronic cigarettes within its buildings. This line is optional under the HUD ruling but highly encouraged for inclusion

3. **Smoke-free complex.** Resident agrees and acknowledges that the premises to be occupied by Resident and members of Resident's household have been designated as a smoke-free living environment. Resident and members of Resident's household shall not smoke anywhere in the unit rented by Resident, or the building where the Resident's dwelling is located or in any of the common areas or adjoining grounds of such building or other parts of the rental community, unless area is clearly marked "Designated Smoking Area," nor shall Resident permit any guests or visitors under the control Resident to do so. (PHA) has provided outdoor designated smoking areas which are clearly marked "Designated Smoking Area" and are at a minimum 25 feet from all (PHA) buildings.
4. **Resident to Promote No-Smoking Policy and to Alert (PHA) of Violations.** Resident shall inform Resident's guests of the no-smoking policy. Further, Resident shall promptly give (PHA) a written statement of any incident where tobacco smoke or smoke from illegal substances is migrating into the Resident's unit from sources outside of the Resident's apartment unit.
5. **(PHA) to Promote No-Smoking Policy.** (PHA) shall post no-smoking signs at entrances and exits, common areas, hallways, and in conspicuous places adjoining the grounds of the apartment complex.
6. **(PHA) is Not a Guarantor of a Smoke-free Environment.** Resident acknowledges that (PHA's) adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make (PHA) or any of its managing agents the guarantor of Resident's

health or of the smoke-free condition of the Resident's unit and the common areas. However, (PHA) shall take the reasonable steps to enforce the smoke-free terms of its lease and to make the complex smoke-free. (PHA) is not required to take steps in response to smoking unless (PHA) knows of said smoke or has been given written notice of said smoking.

7. **Other Residents are Third Party Beneficiaries of Resident's Agreement.** Resident agrees that the other Residents at the complex are the third party beneficiaries of Resident's smoke-free addendum agreements with (PHA).
8. **Effect of Breach and Right to Terminate Lease.** The first and second violations of this smoke-free policy will result in a written warning and a \$50.00 fine. The third violation will be considered a material breach of this Lease Addendum. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease. A material breach of this addendum shall be a material breach of the Lease and grounds for immediate termination of the Lease by (PHA).
9. **Disclaimer by (PHA).** Resident acknowledges that (PHA's) adoption of a smoke-free living environment and efforts to designate the rental complex as smoke-free do not in any way change the standard of care that the (PHA) or managing agent would have to a Resident household to render buildings and premises designated as smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. (PHA) specifically disclaims any implied or express warranties that the building, common areas, or Resident's premises will have any higher or improved air quality standards than any other rental property. (PHA) cannot and does not warrant or promise that the rental premises or common areas will be free from secondhand smoke. Resident acknowledges that (PHA's) ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Resident and Resident's guest. Residents with respiratory ailments, allergies or any other physical or mental condition relating to smoke are put on notice that (PHA) does not assume any higher duty of care to enforce this Addendum than any other (PHA) policy under the Lease.

Other things to keep in mind are how you will address any playgrounds or other outdoor common areas on the property. If your property does not have space to have a designated smoking area please be sure to include that smoking is prohibited on the grounds within 25 feet of all areas designated as smoke-free.



Smoke-free Housing Indiana is made up of the American Lung Association in Indiana as well as the Indiana State Department of Health's Tobacco Prevention and Cessation Commission. Our goal is to provide up to date information and technical assistance to the entire state of Indiana when it comes to smoke-free housing.

The health of Hoosiers is very important to us. We know that with smoking is the leading cause of preventable death in the United States, and limiting exposure to secondhand smoke in both the home and workplace will have positive impacts on everyone's health.



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