



# Barnstable Housing Authority

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## BHA Smoking Policy

It is the intention of Barnstable Housing Authority (BHA) to transition all of its public housing properties to smoke free environments effective October 1, 2011.

This policy is in recognition of the serious health problems associated with second hand smoke. The smoke filters out of smoker's apartments and drifts into other areas of the building through wall sockets, ventilation ducts, under doors, etc. Second hand smoke can linger for hours exposing other tenants in their units to carcinogens. The BHA also has found that smoking in its buildings significantly increases the cost of rehabbing units, requiring more time and money to make vacant units of smokers ready for re-occupancy.

Tenants of BHA developments were given a Smoking Survey to complete. The majority of those who responded supported the establishment of smoke-free environments.

Barnstable Housing Authority through this policy seeks to prohibit smoking on its properties, not people who smoke. Prospective tenants will not be asked if they smoke. New tenants who smoke are certainly welcome, but will be required to smoke away from BHA property. All tenants and applicants will be notified of the BHA Smoking Policy.

All guests and service providers on BHA property will be subject to compliance with this policy and notified accordingly.

The Board of Commissioners and staff understand that for many current tenants, smoking has been part of their lives for many years. Medical professionals have published reports showing smoking to be addictive and for many quitting this behavior would be difficult. On the other hand, it is also understood that second hand smoke is detrimental to those tenants with severe medical conditions and to non-smokers alike.

In an effort to be fair to current BHA tenants, those people currently housed in BHA public housing units who smoke will be allowed to smoke only in their units. Once a smoker moves from a BHA unit, that unit will become non-smoking and subject to the requirements of the BHA Smoking Policy for the purposes of re-occupancy.

All eligible applicants on the BHA waiting lists will be notified by the BHA of the non-smoking policy once the policy has been approved. Applicants subsequently agreeing to accept an offer of a BHA unit as of October 1, 2012, must agree not to smoke in or on Barnstable Housing Authority property.

All tenants will be required to sign a lease addendum agreeing not to smoke in BHA units. Enforcement will be through the lease agreement which is supported by state regulation 760CMR 6:06 (5)(K), which requires that tenants, their household members, and guests comply with rules and policies established by Housing Authorities for their developments. Violation of the smoking policy will be grounds for issuance of a 30 day notice to quit. Grandfathered tenants will sign a separate lease addendum stating the status of their tenancy with respect to the no smoking policy and recognizing that they will only be able to smoke in their unit and nowhere else on the property.

All current applicants on BHA wait lists and any persons filing new applications prior to October 1, 2011 will be notified of the BHA Smoking Policy.

*Approved August 18, 2011*