

HOUSING AUTHORITY OF THE CITY OF WILMINGTON

October 10, 2017

RE: NOTICE OF PROPOSED POLICY ON TOBACCO/SMOKE-FREE HOUSING

This notice is to inform you that The Housing Authority of the City of Wilmington (WHA) is proposing a new policy, complete and total Tobacco/Smoke-Free Housing. The policy will prohibit smoking and use of tobacco products on all WHA properties, which includes apartment units, residential units, housing development community centers, the housing development grounds, and yards of single family homes, by tenant(s), guest(s) or invitee(s).

The policy will be enforced in the following manner:

- 1st Offense – Written warning issued and referral to a Smoking Cessation Program
- 2nd Offense – Written warning issued and referral to a Smoking Cessation Program
- 3rd Offense – Final written warning issued; referral to a Smoking Cessation Program and \$50.00 damage charge.
- 4th Offense – Will result in the termination of the lease. Tenant(s) will be responsible for any and all damage(s) caused in violation of this policy. A \$250.00 cleaning charge will apply.

The WHA is making available for public comment a draft of the Tobacco/Smoke-Free Housing Policy. The 45-day Public Comment Period will begin on October 10, 2017 and end on November 23, 2017. The proposed policy is also available for review at your Property Management Office.

Comments must be in writing. Written comments must be provided as follows:

By Hand Delivery:

WHA – Property Management Offices

By Mail:

Housing Authority of City of Wilmington
Attn: Resident Services
1524 South 16th Street
Wilmington, North Carolina 28401

HOUSING AUTHORITY OF THE CITY OF WILMINGTON

CURRENT SMOKE FREE POLICY

ALL RESIDENTS IN WILMINGTON HOUSING AUTHORITY DWELLINGS ARE TO ABIDE BY THE FOLLOWING SMOKE FREE POLICY:

1. Resident or any member of resident's household, guest or other persons under the residents control shall not be permitted to smoke inside of the residential dwelling or common area of the community.
2. Resident or any member of the resident's household, guest or other persons under the residents control shall smoke outside of the buildings.
3. The resident agrees to properly extinguish and dispose of all smoking/tobacco products.

REGULAR INSPECTIONS OF THE DWELLING UNITS WILL BE PERFORMED AND UNITS WILL BE MONITORED ON A CONTINUOUS BASIS FOR ACCUMULATION OF SMOKE ODORS OR SIGNS OF SMOKE DAMAGE. IF SMOKE ODORS OR SIGNS OF SMOKE ARE FOUND, THE AREA WILL BE PROFESSIONALLY CLEANED AND THE COST WILL BE CHARGED TO THE RESIDENT.

PROPOSED TOBACCO/SMOKE-FREE HOUSING POLICY

Pursuant to HUD Notice PIH 2012-25 and PIH 2009-21, the Housing Authority of the City of Wilmington (WHA) has proposed a Tobacco/Smoke-Free policy. It has been well established that smoking cessation has demonstrated overall health benefits for individuals. Additionally, second-hand as well as third-hand smoke poses serious health risks to non-smokers.

For the purpose of this policy, "smoking" includes lit and inhaled tobacco, K-2/spice, and marijuana, in any form including cigarettes, cigars, pipes, hookah, electronic cigarettes and any other such devices.

Currently the Housing Authority of the City of Wilmington maintains smoke and tobacco-free offices, vehicles and residential units. No smoking or other use of tobacco products (including, but not limited to, cigarettes, pipes, cigars, hookah, electronic cigarettes and any other such devices) is permitted in any part of the building or in vehicles owned, leased, or rented by WHA.

This policy prohibits smoking and use of tobacco products on all WHA properties, which includes residential units, housing development community centers, Offices, and the housing development grounds, by employees, tenant(s), guest(s) or invitee(s). There are no designated smoking areas inside or on WHA properties.

Tenant(s) understands that smoking or use of tobacco products on WHA property shall be considered a material default under the lease agreement and may be cause for termination of the lease agreement.

- The first (1st) offense will result in a written warning and a referral to a Smoking Cessation Program.
- The second (2nd) offense will result in a written warning and a referral to a Smoking Cessation Program.
- The third (3rd) offense will result in a written warning, a referral to a Smoking Cessation Program, and \$50.00 damage charge.
- The fourth (4th) offense will result in the termination of the lease. Tenant(s) will be responsible for any and all damage(s) caused in violation of this policy. A \$250.00 cleaning charge will apply.

The WHA reserves the right to terminate tenancy through eviction and impose a reasonable charge for repairing a unit in instances where damage has occurred from a violation of the Tobacco/Smoke-Free Policy.