

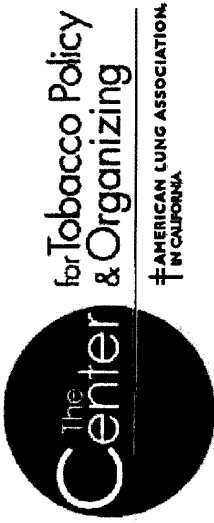
ATTACHMENT A--LOCAL MULTI-UNIT HOUSING OUTREACH WITH RELEVANT AGENCIES

Agency/Business	Main Concerns/Comments
<p>Apartment Association of Greater LA Largest rental housing association in the nation with ~12,000 members.</p>	<ul style="list-style-type: none"> ▪ Do have lease agreement template form related to smoking/no-smoking on premises ▪ Don't want landlords to be enforcement agent; don't want liability whereby tenant can sue landlord for another tenant smoking ▪ Feel it would be tough to define designated smoking areas (vs. setting up buffer restrictions zones), particularly since buildings vary in size. Staff would need to define building size, for example it would not make sense to have designated smoking areas in a duplex. ▪ Don't have a problem with common areas being smoke-free ▪ Don't want smoke-free apartments (prohibition inside all units), if common areas set up as smokefree ▪ AAGLA worked with Calabasas and Glendale ordinances
<p>Beven and Brock Largest full-service property management company operating in San Gabriel Valley. They service rental property owners, condominium owners and homeowner associations, renters.</p>	<ul style="list-style-type: none"> ▪ In support of all recommendations. ▪ Wants to prohibit smoking outright in all MUH. (Fire occurred in one of their sites, completely destroying one level in MUH due to someone falling asleep with lit cigarette).
<p>BRE Properties Real estate investment manager/developer. Property management company for apartments only.</p>	<ul style="list-style-type: none"> ▪ Unclear on nuisance designation and how it will function. ▪ Buffer zones would work for big properties. Buffer zones can't work with smaller complexes with 2-4 units. ▪ Policy impacts for sites with lots of units on a small piece of land. ▪ Okay with 80% of units being smoke-free with phase-in period. Okay with voluntary policy of 100% with recognition/incentive program. ▪ Understands policy goals but has concerns that policies don't create undue situations between tenants and property management, especially given the current economy. Also, doesn't want property management to be the enforcement agents.

<p>California Apartment Association</p> <p><i>Have 17,000 state-wide members (developers, property owners, contracted agencies such as painters, etc.), representing more than 65,000 units throughout LA County.</i></p>	<ul style="list-style-type: none"> ▪ Do recognize the benefits of smokefree units as it relates to cleaning costs and turnover. ▪ Don't want landlords to be the enforcement agents. ▪ Disclosures is ok, but consider only sharing with new/prospective tenants where smoking and non-smoking units are located. Don't want existing smokers to be moved around to comply with any unit requirements. Existing tenants who smoke should be grandfathered in. Set percentage for units is tougher with smaller buildings/complexes. ▪ CAA has contacted a few of their members in Pasadena and that stated about 5 to 10% of their tenants smoke and most do not smoke in their units, smoking in the parking garage or outside area. Want a phase-in period for compliance if units to be smoke-free--such as 50% in year 2 and 75% in year four. ▪ Worked closely with city of Belmont and recommend their ordinance as a model (which is a 100% smokefree policy), because of language that reduces liability among landlords and to ensure clear enforcement mechanisms.
<p>Foothill Apartment Association</p> <p><i>Trade association membership of 1,000 representing about 4,500 rental units, in the San Gabriel Valley and Foothill Communities.</i></p>	<ul style="list-style-type: none"> ▪ In support of proposed policies but does not want landlords to be enforcement agent. Wants at least 90 days for landlords/owners to comply with any new policy. Want signage/sample language so they can post information clearly. Agree with disclosure embedded with lease agreements (amend their forms) but not necessarily separate non-smoking sections. ▪ Recommend looking at Glendale ordinance. Recommends multiple reminders to owners to ensure they receive info about new policy. ▪ Recommend caution with language related to separation of smoking and no-smoking sections, which would be difficult for landlords/owners to comply with. However a percentage of units, such as 80%, which was pretty common, seemed fine. Recommended a longer phase-in period, if we propose set unit percentage, such as 80%. ▪ Recommends designated area for smokers (if percentage of units set).
<p>Housing Department/ Housing Practitioner Advisors</p> <p><i>Pasadena Housing Practitioner Advisors is group of 18 housing advocate professionals in the field of affordable housing, financing, development and architectural backgrounds. Of these members, four are developers of rental housing. Only one of these developers – Abode Communities – own/operate rental housing in Pasadena (191 units completed with another 44 planned). The only agency that owns/operate rental housing in Pasadena is Affordable Housing Services (Navarro House and Parke Street Apartments).</i></p>	<ul style="list-style-type: none"> ▪ Reviewed and mentioned the HUD memo (dated July 2009) that encouraged Public Housing Authorities to implement no-smoking policies in some or all of their public housing units. ▪ Non-smoking buffer zones in common areas and option for landlords to go 100% smokefree are good ideas. Some Section 8 homes are not passing inspection because of tobacco smoke coloring walls yellow and remaining odor in carpets, drapes, and upholstery. ▪ Need to define MUH--ownership vs rental--in any policy. Consider policy impacts to low income clients, especially around eviction concerns for smokers. Recommend including cessation resources to go with any policy. ▪ Other/Miscellaneous: Is exposure to secondhand smoke an occupational safety health hazard for housing inspectors? Would marijuana smoking be included in any proposed policy

<p>Housing Department/ Homeless Housing Network</p> <p><i>Local housing providers and/or agencies that work with the homeless, substance abuse, and affordable housing populations.</i></p>	<ul style="list-style-type: none"> ▪ The Homeless Housing Network is the "principal planning entity for the homeless in Pasadena" There are ~4 agencies that represent non-permanent housing (e.g. transitional housing in Pasadena. These four agencies represent about 5 project with 12 units each – so about 60 units in total. There is one affordable housing owner that represents 28 units in Pasadena. ▪ Many of their clients use tobacco. A survey of their clients revealed that 66% smoke. Concerned about housing disparity that might arise from any new no-smoking MUH requirement, especially related to smoking inside units. ▪ One affordable housing provider has already been smokefree for a number of years.
<p>Pasadena Chamber of Commerce</p> <p><i>Professional business organization representing approximately 1,400 members in the Pasadena area.</i></p>	<ul style="list-style-type: none"> ▪ Conducted online membership survey in June 2010, with the following results (69 respondents): <ul style="list-style-type: none"> ▪ Secondhand smoke should be defined as a nuisance allowing for non-smokers to take legal action against smokers: Yes 25% No 75% ▪ Smoking in apartments and condos should be restricted to 20% of the units: Yes: 53.3% No: 46.7% ▪ Non-smoking buffer zones should be created at apartment and condos: Yes: 75% No: 25% ▪ All apartments and condos should designate blocks of units for smokers: Yes: 80.6% No: 19.4%
<p>Pasadena Neighborhood Coalition</p> <p><i>Coalition representing the leadership of 95 local neighborhood associations in Pasadena.</i></p>	<ul style="list-style-type: none"> ▪ Overall supportive of MUH policies. Appreciative of sharing the information. ▪ Believes secondhand smoke can be a nuisance within the home dwelling. One leader felt proposed policies were too intrusive.
<p>Westgate Apartments</p> <p><i>One of the largest real estate companies in the Western United States that develops, acquires, builds and manages a variety of commercial and residential properties for sale, lease and investment.</i></p>	<ul style="list-style-type: none"> ▪ Staff attended the ribbon cutting ceremony of the Westgate a 485-unit smokefree apartment development. Supports smokefree MUH housing.

<p>Southern CA Presbyterian Homes <i>Nonprofit Housing and Urban Development (HUD)-contracted agency to provide senior housing. Only one 65-unit HUD complex in Pasadena.</i></p>	<ul style="list-style-type: none"> ▪ Overall supports the policies, but has a few concerns as to impacts on current/existing smokers. Understand that this is a housing trend and that the demand for smokefree housing is increasing. Agrees with the notion of reducing fire hazards.
<p>Archstone <i>They are one of the largest property management companies in the country. There a CAA member and have properties in Calabasas, Santa Monica, Glendale, and Long Beach. They have 347 units at the Del Mar station, 120 units on Oak Knoll, and 96 units in Old Pasadena, totaling 503 units in Pasadena.</i></p>	<ul style="list-style-type: none"> ▪ Supportive of outdoor common areas in MUH to be 100% smokefree. ▪ Desires to limit any liability of property management companies, owners, or landlords on any public nuisance proposed policy. ▪ 80% of units smokefree – it's fine if you do an adequate phase-in period (3 years) in order to allow lease language to be changed and option for smokers to move out or quit. They are very familiar with the South Pasadena ordinance and liked their 3-year phase-in period. ▪ Their smoking complaints in the past have been few, but have been mitigated by their managers approaching the cigarette smoker and asking them to stop smoking in unit because of drifts into another unit. Their complexes really do not have balconies (only about 10%), so much of the exposure would probably be from another unit.
<p>Agape Court <i>A privately owned affordable rental housing provider in Pasadena with rent and income restrictions; 46 total units.</i></p>	<ul style="list-style-type: none"> ▪ Overall supports the policies, but has a few concerns as to impacts on current/existing smokers. Concerned about the public nuisance provision oh how effective it will be. Suggested that staff carefully consider complexes that are small and how the unit percent requirement would work in small rental settings. Suggested outdoor common areas be smokefree with one designated smoking area - if possible - that would be far away from the units and/or complex.
<p>Pasadena Foothill Association of Realtors (PFAR) <i>Established in 1997, The formation of PFAR provides REALTORS® and the public with an even stronger voice in the protection and promotion of private property rights while fostering the ultimate American dream of home ownership. The Association has built an industry-wide reputation of being one of the strongest real estate boards in the nation.</i></p>	<ul style="list-style-type: none"> ▪ Appreciative of the opportunity to provide input. Overall there were questions about the impact drifting tobacco smoke in units. Understood and supported common outdoor areas to be smokefree and the trend for smokefree housing. Okay with disclosure.



Smokefree Housing



Comparison of Nonsmoking Housing Units Ordinances

October 2010

Cities and counties in California have led the way on many secondhand smoke issues throughout the years by passing groundbreaking local ordinances to restrict smoking in certain areas. On the issue of smokefree housing, California's communities are once again paving the way. Secondhand smoke exposure in multi-unit housing is a serious health threat because secondhand smoke drifts into housing units from other units, balconies, patios and common areas. The most effective way to address this problem is to pass a policy that restricts smoking in these areas, and most importantly within units in multi-unit housing.

There are now thirteen jurisdictions in California (Contra Costa County, Sebastopol, South Pasadena, Pinole, Pleasant Hill, Richmond, Rohnert Park, Dublin, Loma Linda, Novato, Calabasas, Belmont and Temecula) that have adopted an ordinance that prohibits smoking within a certain percentage of units in multi-unit housing. The policy and enforcement provisions in these ordinances vary greatly and some ordinances have several provisions that could be strengthened. Nonetheless, all thirteen of these groundbreaking ordinances go a long way towards protecting tenants from secondhand smoke exposure.

The table on the following pages lists questions about policy and enforcement provisions of smokefree housing ordinances and provides the answers for each of the thirteen jurisdictions. This table makes it easier to learn more about and understand in detail these thirteen ordinances, as well as providing some guidance on the types of issues that need to be addressed by other communities working on a smokefree housing ordinance.

If you have any questions about any of these ordinances or smokefree housing in general, please give the Center a call at (916) 554-5864. The Center's website, www.Center4TobaccoPolicy.org/localpolicies-smokefreehousing, has additional resources on smokefree housing, including a Matrix of Local Smokefree Housing Policies (that details all the types of smokefree housing policies beyond just policies that prohibit smoking in units) and a List of Communities that Restrict Smoking in Outdoor Common Areas of Multi-Unit Housing.

The Center for Tobacco Policy & Organizing • American Lung Association in California
 1029 J Street, Suite 450 • Sacramento, CA 95814 • Phone: (916) 554.5864 • Fax: (916) 442.8585 • www.Center4TobaccoPolicy.org

BREAKDOWN OF NONSMOKING HOUSING UNITS ORDINANCES

POLICY PROVISIONS

CITY

CITY	Date Passed/ Population	What percentage of units is required to be designated as nonsmoking?	Do the nonsmoking unit requirements apply to existing housing, new housing or both?	When do the nonsmoking units restrictions go into effect?	Are current tenants who smoke grandfathered in, that is, allowed to smoke in their current unit past the implementation date?	Do the nonsmoking unit requirements apply to condominiums?	What size multi-unit housing complex is required to have nonsmoking units?
CONTRA COSTA COUNTY	October 2010 170,310	100% new	Only new	All new multi-unit housing that receives building permit after Jan. 1, 2011	N/A	Yes	4 or more units
SEBASTIOPOL	August 2010 7,734	100%	Both	14 months	No	Yes	2 or more units
SOUTH PASADENA	August 2010 25,832	100%, but for existing units up to 20% may be designated as smoking units	Both	3 years	No	Yes	2 or more units
PINOLE	April 2010 19,383	100% new	Only new	Immediately	N/A	Yes	2 or more units
PLEASANT HILL	April 2010 33,547	50% existing, 100% new	Both	5 years from January 2011 when nonsmoking unit designations begin	No	No	4 or more units
RICHMOND	July 2009 103,577	100%	Both	17 months for existing units; new units when completed	No	Yes	2 or more units
ROSENHEIM PARK	April 2009 43,062	50% existing, 75% new	Both	25 months for existing units; new units when completed	Yes	Yes	2 or more units
DUBLIN	December 2008 46,934	50%	Bath	25 months	No	No	16 or more units
LOMA LINDA	June 2008 22,632	70%	Both	3 1/2 years	Yes	No	2 or more units
NOVATO	April 2008 52,737	50% existing, 75% new	Both	90 days	Yes	Yes	10 or more units
CAJABASAS	January 2008 23,725	80%	Both	4 years	Yes	No	2 or more units
BELMONT	October 2007 25,078	100%	Both	14 months	No	Yes	2 or more units that share a common floor and/or ceiling
TEMECULA	May 2007 101,057	25%	Both	5 years, up to 8 years with extensions	Yes	No	10 or more units

BREAKDOWN OF NONSMOKING HOUSING UNITS ORDINANCES (continued)

POLICY PROVISIONS

Is smoking prohibited on balconies, patios and porches of nonsmoking units?
 Is smoking prohibited within a certain distance of an opening to a nonsmoking unit (including on balconies and patios of a smoking unit)?
 Are nonsmoking units required to be grouped together and/or in a separate building?
 Is smoking prohibited in outdoor common areas of apartments and condominiums?
 What size multi-unit housing complex is required to have smoking prohibited in outdoor common areas?
 Are designated smoking areas that meet certain criteria allowed in outdoor common areas?

CITY	Is smoking prohibited on balconies, patios and porches of nonsmoking units?	Is smoking prohibited within a certain distance of an opening to a nonsmoking unit (including on balconies and patios of a smoking unit)?	Are nonsmoking units required to be grouped together and/or in a separate building?	Is smoking prohibited in outdoor common areas of apartments and condominiums?	What size multi-unit housing complex is required to have smoking prohibited in outdoor common areas?	Are designated smoking areas that meet certain criteria allowed in outdoor common areas?
CONTRA COSTA COUNTY	Yes	Yes	N/A	Yes	4 or more units	Yes
SEBASTOPOL	Yes	Yes	N/A	Yes	2 or more units	Yes
SOUTH PASADENA	Yes	Yes	Yes	Yes	2 or more units	Yes
HUNDE	Yes	Yes	N/A	Yes	2 or more units	Yes
PILASANT HILL	Yes	Yes	Yes	Only apartments	4 or more units	Yes
RICHMOND	Yes	Yes	N/A	Yes	2 or more units	Yes
ROBERT PARK	Yes	Yes	Yes	Yes	2 or more units	Yes
DUBLIN	Yes	Yes	Yes	Only apartments	15 or more units	Yes
LOMA LINDA	Yes	Yes	Yes	Only apartments	2 or more units	Yes
NOVATE	Yes	Yes	Yes	Yes	2 or more units	Yes
CAJABASAS	Yes	Yes	Yes	Only apartments	2 or more units	Yes
BELMONT	Yes	Yes	Yes	Yes	2 or more units	Yes
TEMECULA	Yes	Yes	Yes	Only apartments	2 or more units	Yes

BREAKDOWN OF NONSMOKING HOUSING UNITS ORDINANCES (continued)

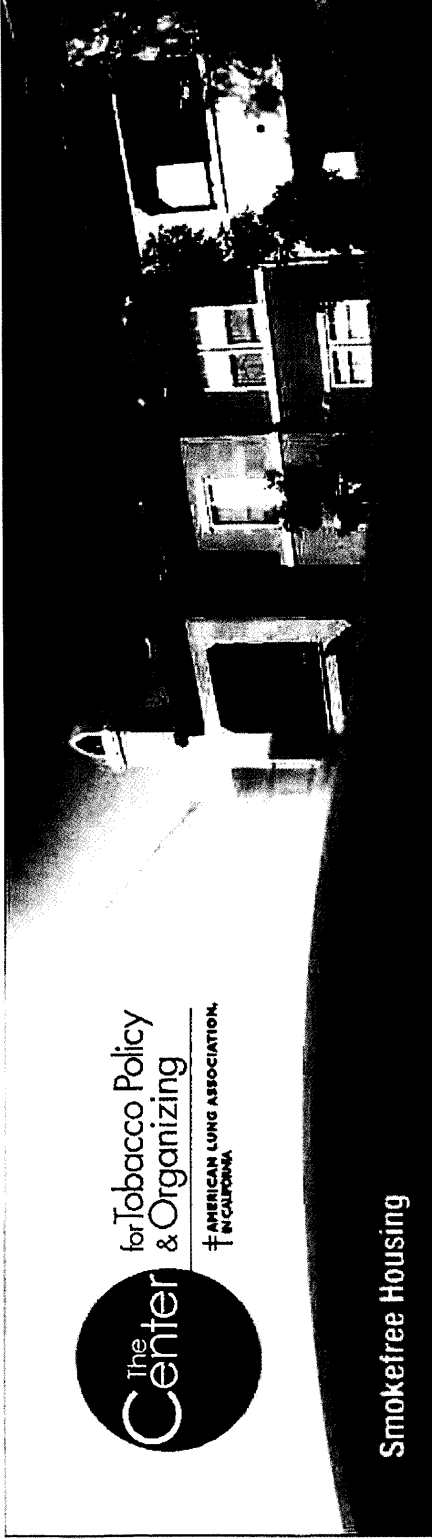
CITY	POLICY PROVISIONS					ENFORCEMENT PROVISIONS	
	Are landlords required to post "No Smoking" signs?	Are landlords required to include language in leases that states whether the unit is smoking or nonsmoking?	Are landlords required to disclose to tenants the location of smoking and nonsmoking units and/or other information about the smoking policy?	Are landlords required to give a map or list of smoking and nonsmoking units to the city?	Is secondhand smoke declared a nuisance?	All landlords are able to evict for violations of a local law. Does this ordinance contain any additional eviction provisions related to violations of the smoking restrictions?	Yes, the landlord may evict upon receipt of two letters of complaints
CONTRA COSTA COUNTY	Yes	Yes	Yes	No	No	No	No
SEBASTOPOL	Yes	Yes	Yes	N/A	Yes	No	No
SOUTH PASADENA	Yes	Yes	Yes	Yes	Yes	No	No
PINOLE	Yes	No	No	No	No	No	No
PLEASANT HILL	Yes	No	Yes	Yes	Yes	No	No
RICHMOND	Yes	Yes	Yes	N/A	No	No	No
RUHNERT PARK	Yes	No	Yes	No	No	No	No
DUBLIN	Yes	Yes	Yes	Yes	Yes	No	No
LOMA LINDA	Yes	Yes	Yes	Yes, until 70 percent of units are designated nonsmoking	Yes	Yes, the landlord may evict upon receipt of letters of complaints from two individuals	Yes
NOVATO	Yes	Yes	Yes	No	Yes, in a place of human habitation	No	No
CALABASAS	Yes	Yes	Yes	Yes, until 80 percent of units are designated nonsmoking	Yes	Yes, the landlord may evict upon receipt of letters of complaints from two individuals	Yes
BEAUMONT	Yes	Yes	No	N/A	Yes	No	No
TEMPICULA	Yes	No	Yes	Yes	No	No	No

BREAKDOWN OF NONSMOKING HOUSING UNITS ORDINANCES (continued)

CITY

ENFORCEMENT PROVISIONS

CITY	Are there ways for landlords to limit their liability for tenants violating the nonsmoking provisions, such as meeting the lease language requirements in the ordinance?	Can a tenant affected by smoke drifting from a tenant who is violating the nonsmoking provisions enforce the lease provisions against the violating tenant?	Is there a private enforcement provision that allows the public (including the affected tenant) to enforce the nonsmoking law against violating parties?	How are violations of the ordinance punishable by the city/county?	Which city staff can enforce the nonsmoking provisions?
CONTRA COSTA COUNTY	Yes	No	No	Any means allowed by the municipal code	Director of health services
SEBASTOPOL	Yes	Yes	Yes, as long as proper notice is given to the city and the city is not pursuing a civil action	Infraction with a fine of \$100	Police department, city attorney, any peace officer or code enforcement official
SOUTH PASADENA	Yes	Yes	Yes	Infraction with a fine of \$100	City manager, community improvement coordinator, code enforcement official and any peace officer
PINOLE	No	N/A	No	Infraction with fines starting at \$100	City manager
PLEASANT HILL	Yes	N/A	No	Any means allowed by the municipal code	No specific staff designated
RICHMOND	Yes	Yes	Yes	\$100 fine	City manager and any peace officer or code enforcement official
ROBINER PARK	No	No	Yes	Infraction	No specific staff designated
DOUBLIN	Yes	Yes	Yes	Infraction with fines starting at \$100	City manager
LOMA LINDA	Yes	Yes	No	Infraction	City prosecutor, city attorney, any peace officer or code enforcement officer
NOVATO	Yes	Yes	Yes	Infraction with fines starting at \$100. The County Department of Public Health must provide a warning letter before any civil penalties are levied	City manager
CALABASAS	Yes	Yes	Yes, as long as proper notice is given to the city and the city is not pursuing a civil action	Misdemeanor or infraction and subject to civil action by the city	City prosecutor, city attorney, any peace officer and any code enforcement officer
BELMONT	Yes	Yes	No	Infraction subject to a \$100 penalty and civil action by the city	Any peace officer or code enforcement officer
JEMECULA	No	No	No	All penalties outlined in the municipal code and subject to civil action by the city	Police officers or code enforcement officers



Smokefree Housing

Matrix of Local Smokefree Housing Policies

October 2010

Smokefree housing is the next frontier in California's ongoing effort to protect its citizens from secondhand smoke. Although California has made great progress in getting secondhand smoke out of workplaces, for the many Californians who live in multi-unit housing breathing secondhand smoke which drifts from neighboring units, balconies and outdoor areas has become a real health problem.

This Matrix of Local Smokefree Housing Policies is intended to help you understand the current state of this complex policy issue. **Smokefree housing policies have been adopted in thirty-four California communities** – Alameda, Albany, Belmont, Burbank, Calabasas, Contra Costa County, Dublin, Emeryville, Eureka, Glendale, Loma Linda, Madera, Martinez, Novato, Oakland, Oxnard, Pinole, Pleasant Hill, Plumas County, Port Hueneme, Rancho Cordova, Rancho Mirage, Richmond, Rohnert Park, Sacramento (City), Sacramento County, San Bernardino County, Santa Barbara (City), Santa Monica, Sebastopol, South Pasadena, Temecula, Thousand Oaks, and Woodland. This Matrix details each policy with information about major provisions and enforcement provisions. The policies are listed in reverse chronological order from the most recently passed and are divided into three sections:

- (1) **City/County Ordinances** that require a certain percentage of units to be declared nonsmoking, that require landlords to disclose information about smoking policies and the location of smoking and nonsmoking units and/or that declare secondhand smoke exposure a nuisance (Page 2)
- (2) **Housing Authority/Affordable Housing Policies** that require the creation of nonsmoking units in low-income, senior or other types of affordable housing (Page 17)
- (3) **City/County Resolutions** that encourage landlords to designate a certain percentage of units as nonsmoking (Page 21)

To be included on the Matrix, a smokefree housing policy must in some way address the issue of drifting secondhand smoke from neighboring units. Therefore, policies that only address common areas are not included on this Matrix. However, restricting smoking in multi-unit housing common areas can be an important component to smokefree housing policies. The Center has produced a comprehensive list of communities that have adopted a smokefree outdoor common areas policy and we can provide a list upon request of the communities that prohibit smoking in all indoor common areas.

The **thirty-four** cities and counties listed on this Matrix have led the way on this emerging issue and are building momentum for other legislative action around the state. Please call the Center at (916) 554-5864 for more information about any of these policies or for campaign assistance in passing a smokefree housing policy. The Center's website, www.Center4TobaccoPolicy.org/localpolicies-smokefreehousing, contains all of our housing documents, including the outdoor common areas document, a detailed comparison of the ordinances that prohibit smoking in units and a document with tough questions and answers on smokefree housing policies. For sample ordinance language on smokefree housing, please visit the Technical Assistance Legal Center's (TALC) website at <http://www.philipnet.org>.

City/County Ordinances

Community/Date Passed	Major Provisions	Enforcement Provisions
<p>Contra Costa County October 2010/ October 2009/ October 2006</p>	<p>In October 2010, the Board of Supervisors updated the county secondhand smoke ordinance (which was adopted in 2006 and updated in 2009) with additional smokefree housing provisions. The updated ordinance prohibits smoking in 100% of all new multi-unit housing complexes, including apartments and condominiums, with four or more units that receive a building permit after January 1, 2011. There is no requirement to establish nonsmoking units in existing multi-unit housing complexes. For all new and existing multi-unit housing complexes with four or more units, including apartments and condominiums, the ordinance prohibits smoking within 20 feet of any door or window and on all patios, balconies, decks and carports. The new law also requires the lease of all units to contain language that states whether the unit is smoking or nonsmoking.</p> <p>The update in 2009 requires the owner or manager of multi-unit housing complexes with four or more units, including apartments and condominiums, to disclose information to tenants about smoking on the property. Owners and managers must maintain and provide to tenants a list of all designated nonsmoking units, a floor plan showing the location of nonsmoking and smoking units and any designated outdoor smoking area and the policy for handling smoking complaints.</p> <p>The original ordinance from 2006 prohibits smoking in all indoor and outdoor common areas of apartment building and condominium complexes that have four or more units, except that a landlord may create an outdoor designated smoking area that meets certain criteria.</p>	<p>The county can enforce the smoking provisions through administrative fines, infraction citations or any other remedy allowed by law.</p>
<p>Burbank October 2010</p>	<p>The City Council updated the city's secondhand smoke ordinance to include several smokefree housing provisions. The new smokefree housing restrictions will go into effect on May 1, 2011.</p> <p>The ordinance prohibits smoking in multi-unit residences that share a common heating or cooling system that utilize the same ducting system, which results in air from one unit being distributed to another unit.</p> <p>In addition, for all multi-unit housing complexes with two or more units, including apartments and condominiums, smoking is</p>	<p>The Chief of Police is responsible for enforcement. Violations are punishable through remedies available in the municipal code.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
Sebastopol August 2010	<p>prohibited on all private patios and balconies. Smoking is also prohibited in all indoor common areas and in certain outdoor common areas. The outdoor common areas where smoking is restricted are swimming pool areas when being used by children and all children play areas.</p> <p>The City Council adopted an ordinance to prohibit smoking in 100% of multi-unit housing complexes in the city. For all apartment and condominium complexes with two or more units, there will be no smoking allowed in any units after November 2, 2011 (14 months after the ordinance goes into effect). The ordinance also prohibits smoking on the patios and balconies. Current tenants who smoke are not grandfathered in, meaning that they will not be able to smoke in their units after November 2, 2011.</p> <p>The new law requires lease agreements for all units to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term.</p> <p>The ordinance prohibits smoking in indoor and outdoor common areas of multi-unit housing complexes (effective September 2, 2010), except that a landlord or a homeowners' association may create an outdoor designated smoking area that meets certain criteria.</p> <p>Finally, the ordinance declares secondhand smoke exposure a public nuisance.</p>	<p>Violations of the ordinance are punishable by the city as an infraction with a \$100 fine. The Police Department is responsible for enforcement and the City Attorney, any peace officer or code enforcement official can also enforce the ordinance.</p> <p>The ordinance also allows any member of the public to bring legal action against another person to enforce these provisions as long as proper notice is given to the city and the city is not pursuing a civil action.</p>
South Pasadena August 2010	<p>The City Council adopted an ordinance to prohibit smoking in multi-unit housing complexes with two or more units, including apartments and condominiums. For all new units (apartments and condominiums) constructed after September 4, 2010, smoking is prohibited in 100% of the units. For existing units in apartment buildings, 100% of units will be nonsmoking as of September 4, 2013. However, landlords that follow certain requirements and deadlines may allow smoking in up to 20% of the units. For condominiums, 100% of units will be nonsmoking as of September 4, 2013. However, by meeting certain timelines and by a vote of the membership, a homeowners' association may decide to allow smoking in up to 20% of the units. For multi-unit housing with smoking-allowed units, all nonsmoking units must be grouped together to the maximum extent possible. If a complex has smoking-allowed units, then smoking</p>	<p>Violations of the ordinance are punishable by the city as an infraction with a \$100 fine. The City Manager, Community Improvement Coordinator, code enforcement official or any peace officer can enforce the ordinance.</p> <p>The ordinance also allows any member of the public to bring legal action against another person to enforce these provisions.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>is prohibited within 25 feet of any designated nonsmoking unit, including on private patios and balconies of a smoking unit.</p> <p>Landlords who designate some units as smoking-allowed must disclose to tenants and prospective tenants the location of smoking and nonsmoking units and provide a map depicting the location of these units. This information must also be made available to the city.</p> <p>The new law also requires the lease of all units to contain language that states the unit is nonsmoking (unless the landlord has allowed smoking in the unit) and that other tenants in the building may enforce the no-smoking lease term.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas starting September 4, 2010 except that a landlord may create an outdoor designated smoking area that meets certain criteria.</p>	
<p>Santa Monica August 2010/ January 2009</p>	<p>The City Council originally adopted an ordinance in January 2009 to prohibit smoking in outdoor common areas for both apartment and condominium complexes. In August 2010, the City Council updated the ordinance by expanding the definition of an outdoor common area to include any outdoor area within 25 feet of an door, window or vent into a multi-unit residence. This change prohibits smoking on all patios and balconies of multi-unit housing and outdoor areas of adjacent properties that are within 25 feet of a unit.</p>	<p>The common areas smoking prohibition can be enforced through a civil action. Before doing so, the affected tenant must first attempt to resolve the matter informally with the tenant who is violating the smoking restrictions by providing a written notice with 30 days to cease smoking before filing a suit. Awards for civil actions are no less than \$100 for the first violation, \$200 for the second violation within one year and \$500 for the third and subsequent violations within one year.</p>
<p>Eureka July 2010</p>	<p>The city passed a broad secondhand smoke ordinance in July 2010 that includes several smokefree housing provisions. First, the ordinance requires landlords to disclose to prospective tenants information about where smoking is allowed or not allowed on the property. Landlords are required to provide a diagram showing the location of any nonsmoking units and the location of any outdoor designated smoking areas.</p>	<p>Violations are punishable as an infraction with a fine of \$100. The Chief of Police is responsible for enforcement, but any peace officer or code enforcement official may enforce.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>Second, the ordinance prohibits smoking on all balconies and patios of all multi unit housing complexes with two or more units, including apartments and condominiums. This smoking prohibition applies to all units, even units where smoking is allowed inside the unit.</p> <p>Finally, the ordinance prohibits smoking in all indoor and outdoor common areas of apartments and condominiums, except that a landlord may create an outdoor designated smoking area that meets certain criteria.</p>	<p>Both the city attorney and private individuals can bring legal action to enforce these provisions.</p>
<p>Pinole April 2010</p>	<p>The City Council adopted an ordinance that prohibits smoking in 100% of all new multi-unit housing complexes constructed after the effective date of the ordinance (May 20, 2010). There is no requirement to establish no-smoking units in existing multi-unit housing complexes. For all new and existing multi-unit housing complexes with two or more units, including apartments and condominiums, the ordinance prohibits smoking within 20 feet of any door or window.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas of all multi-unit housing complexes, except that a landlord or homeowners' association may create an outdoor designated smoking area that meets certain criteria</p>	<p>The city manager is responsible for enforcement and violations are punishable as an infraction with fines starting at \$100.</p>
<p>Pleasant Hill April 2010/ August 2006</p>	<p>The City Council adopted an ordinance that prohibits smoking inside both new and existing apartment complexes with four or more units. The nonsmoking unit requirements do not apply to condominiums. For existing apartment complexes with four or more units, 50% of the units must be designated as nonsmoking. Landlords must begin designating nonsmoking units in January 2011 and complete it within five years. All nonsmoking units must be grouped together to the maximum extent possible. For all new apartment buildings with four or more units completed after the effective date of the ordinance (May 5, 2010), 100% of the units must be designated nonsmoking. Smoking is prohibited within 20 feet of any designated nonsmoking unit, including on private patios and balconies of a smoking unit.</p> <p>The ordinance also contains a provisions that requires landlords to disclose to prospective tenants the location of smoking units, whether there is smoking allowed in any adjacent units and if the previous tenant smoked in the unit.</p>	<p>The ordinance does not designate a specific enforcement agency within the city, but allows for violations to be enforced by any means authorized in the municipal code.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain criteria.</p> <p>Finally, the city adopted an ordinance in 2006 that declared secondhand smoke exposure a public nuisance.</p>	
<p>City of Glendale March 2010/ October 2008</p>	<p>In March 2010, the City Council updated its secondhand smoke ordinance including expanding the smokefree housing provisions it adopted in October 2008.</p> <p>The first provision requires apartment landlords to disclose to prospective tenants whether smoking is allowed in the prospective unit and if the unit was designated as smoking or nonsmoking for the previous tenant. In addition, landlords need to provide to tenants with and display a map with the locations of smoking and nonsmoking units, the location of all common areas where smoking is prohibited and the location of any areas where smoking is allowed.</p> <p>The ordinance prohibits smoking on all balconies and patios of multi unit housing of two or more units, including apartments and condominiums. This smoking prohibition applies to all units, including on private patios and balconies of a smoking unit.</p> <p>Finally, the ordinance prohibits smoking in all indoor and outdoor common areas of apartments and condominiums, except that a landlord may create an outdoor designated smoking area that meets certain criteria.</p>	<p>The city manager, director of parks, recreation and community services, any police officer, any park ranger, neighborhood services administrator, or city clerk license investigator can enforce this ordinance.</p> <p>A violation of this ordinance occurs when a person is warned to stop smoking or to move away from a smoking prohibited area, but continues to smoke in that area. Violations are punishable pursuant to the municipal code.</p> <p>Violations of a smoking policy in multi-unit housing, through either smoking in a common area where smoking is prohibited or smoking in a unit that the landlord has declared nonsmoking, are added to the list of reasons whereby a landlord can evict a tenant.</p> <p>Both the city attorney and private individuals can bring legal action to enforce these provisions.</p>
<p>Richmond July 2009</p>	<p>The City Council adopted an ordinance that prohibits smoking in 100% of the multi-unit housing in the city. For all existing apartments and condominiums with 2 or more units, there will</p>	<p>Violations of the ordinance are punishable by the city with a \$100 fine. The City Manager is</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>be no smoking allowed in any units after January 1, 2011. Landlords can make all units nonsmoking prior to January 1, 2011. All new units that become occupied after the ordinance goes into effect (August 20, 2009) are nonsmoking. A unit includes patios and balconies. Tenants of existing housing units who smoke are not grandfathered in, meaning that they will not be able to continue to smoke in their unit after January 1, 2011.</p> <p>The new law also requires the lease of all units to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions.</p> <p>Landlords must maintain and provide to tenants a diagram showing the location of any designated smoking areas with any new lease agreement after January 1, 2011. Landlords and condo sellers will be required to disclose the ordinance requirements to all prospective and existing tenants and buyers beginning 90 days after ordinance takes effect.</p>	<p>responsible for enforcement and any peace officer or code enforcement official can enforce the ordinance.</p> <p>The ordinance also allows any member of the public to bring legal action against another person to enforce these provisions.</p>
Martinez April 2009	<p>The City Council adopted an ordinance with several smokefree housing provisions. First, all apartment landlords will be required to disclose information about the smoking regulations for the property to prospective tenants. All landlords, including landlords that do not have any designated nonsmoking units, would be required to maintain a list of designated nonsmoking units and a floor plan identifying those units and give tenants these documents for all new leases or other agreements entered into on or after June 1, 2010.</p> <p>The ordinance prohibits smoking in all private outdoor spaces of multi-unit housing, including apartments and condominiums, with 4 or more units. Private outdoor spaces includes the balconies, patios, decks, entry porches and carpools of individual units. Smoking would still be allowed inside the individual units.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions. These provisions all go into effect June 1, 2010.</p>	<p>Landlords that have knowledge of violations of the smoking provisions are responsible for taking reasonable steps to enforce the regulations including, informing the tenant of the violation and the course of action if the violation is not corrected. Other tenants are able to bring legal action to enforce the provisions.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>The new law requires the leases of all units to contain language that states that smoking is prohibited in common areas and private outdoor spaces and that other tenants in the building may enforce the no-smoking lease term.</p> <p>Finally, the ordinance declares secondhand smoke exposure a public nuisance.</p>	
<p>Rohnert Park April 2009</p>	<p>The City Council adopted an ordinance that prohibits smoking inside the units of both new and existing multi-unit housing, which includes apartments and condominiums. For new apartment buildings (those that are built after June 1, 2009) with 2 or more units, 75% of the units must be designated as nonsmoking. For all existing apartments with 2 or more units, 50% of the units must be designated as nonsmoking. New units are required to be designated as nonsmoking immediately. Existing units must be declared nonsmoking by June 1, 2011. For both new and existing housing, the definition of a unit includes patios and balconies, and all nonsmoking units must be grouped together to the maximum extent possible. Current tenants of existing housing who smoke will be grandfathered in, meaning that they may continue to smoke inside their unit for as long as they continuously reside in that unit, even if that unit is designated as nonsmoking. For both new and existing apartments, landlords may designate 100% of the units as nonsmoking.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions.</p> <p>Landlords must maintain and provide to tenants a floor plan identifying the smoking and nonsmoking units as well as the location of any designated smoking areas.</p>	<p>Violations of the ordinance are punishable as an infraction. No specific city staff is designated to enforce the ordinance. Any private person can bring legal action for damages or relief against a tenant who violates the ordinance.</p>
<p>City of Dublin December 2008/ September 2006</p>	<p>The City Council adopted an ordinance that prohibits smoking inside 50% of the apartment units for apartment complexes that have 16 or more units. Landlords are required to designate nonsmoking units by January 1, 2011. A unit includes patios and balconies, and all nonsmoking units must be grouped together to the maximum extent possible. Current tenants who smoke are not grandfathered in, meaning that they will not be able to continue to smoke in their unit after January 1, 2011 if</p>	<p>The city manager is responsible for enforcement and violations are punishable as an infraction. A private person may also bring legal action to enforce these provisions.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
<p>City of Loma Linda June 2008</p>	<p>their unit is designated as nonsmoking. Landlords are required to notify tenants within 90 days of the implementation plan for their unit. Landlords may designate 100% of the units as nonsmoking.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions.</p> <p>Landlords must maintain and provide to tenants a floor plan identifying the smoking and nonsmoking units as well as the location of any designated smoking areas.</p> <p>The new law also requires the lease of nonsmoking units to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term.</p> <p>Two years earlier in September 2006, the City passed an ordinance that declared secondhand smoke a nuisance.</p>	<p>Tenants who smoke in a nonsmoking unit may be subject to eviction if a landlord receives two letters of complaints from different individuals. However, eviction is up to the discretion of the landlord.</p> <p>Violations of the law are punishable as an infraction.</p> <p>The city prosecutor, city attorney, any peace officer or any city code enforcement officer may enforce the provisions in this ordinance.</p>
	<p>The City Council passed an ordinance that requires landlords to prohibit smoking in at least 70% of the units of new and existing apartments, including patios and balconies. Nonsmoking units must be grouped together vertically, horizontally and in separate buildings to the maximum extent possible.</p> <p>Landlords have until January 1, 2012 to permanently designate at least 70% of units as nonsmoking. Until they do so, landlords must submit an annual report to the city that shows the number and location of nonsmoking and smoking units, identifies any units where residents have been grandfathered, and shows the location of any designated smoking areas.</p> <p>The ordinance also prohibits smoking in all indoor and outdoor common areas in multi-unit housing, except for designated areas.</p> <p>Landlords must also present every potential tenant with a floor plan of the smoking and nonsmoking units and the location of a designated smoking area. Finally, landlords are required to create an outdoor designated smoking area, but can get an exemption from the city if there is no suitable place for an outdoor designated smoking area on the property.</p>	

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>The ordinance allows current tenants to have their unit grandfathered in as a smoking unit past the January 1, 2012 date as long as they continuously live in that unit and provide proper notification to their landlord.</p> <p>The new law also requires the lease of nonsmoking units to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term.</p> <p>Finally, the ordinance declares secondhand smoke exposure a public nuisance.</p>	
<p>City of Albany June 2008</p>	<p>The City Council passed a broad secondhand smoke ordinance that contains two smokefree housing provisions. First, landlords and sellers of condominiums will be required to disclose the smoking policy of the units they manage or sell. For apartments, landlords must maintain and provide to tenants a list of designated nonsmoking units, a list of designated smoking units and a floor plan that identifies the location of smoking and nonsmoking units, as well as any designated smoking areas. Sellers of condominiums must disclose to potential buyers whether smoking is permitted in the unit and what the smoking policy is for the complex.</p> <p>Secondly, the ordinance prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions.</p>	<p>Violations are punishable as an infraction and subject to a fine of between \$50 - \$100 for a first violation, \$100 - \$250 for a second violation, and \$250 - \$500 for any additional violation.</p> <p>The police department is responsible for enforcement, but any peace officer or code enforcement officer may enforce this ordinance.</p>
<p>City of Novato April 2008</p>	<p>The City Council adopted an ordinance that prohibits smoking inside the units of both new and existing apartments. For new apartments with 10 or more units, 75% of the units must be designated as nonsmoking. For all existing apartments with 10 or more units, 50% of the units must be designated as nonsmoking. For both new and existing housing, a unit includes patios and balconies, and all nonsmoking units must be grouped together to the maximum extent possible. Current tenants who smoke will be grandfathered in, meaning that they may continue to smoke inside their unit for as long as they continuously reside in that unit. For both new and existing apartments, landlords may designate 100% of the units as nonsmoking.</p> <p>The new law also requires all new leases to contain language</p>	<p>The city manager is responsible for enforcement. The Marin County Department of Health and Human Services is responsible for writing the initial warning letter. Any resident can initiate enforcement by notifying the city manager. A resident may also bring private action to enforce these provisions.</p> <p>The penalty for a first violation is a fine not exceeding \$100</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>that states whether the unit is nonsmoking or smoking and that other tenants in the building may enforce the no-smoking lease term.</p> <p>The ordinance also prohibits smoking in indoor and outdoor common areas, except that a landlord may create an outdoor designated smoking area that meets certain restrictions.</p> <p>Landlords must maintain and provide to tenants a floor plan identifying the smoking and nonsmoking units as well as the location of any designated smoking areas.</p> <p>Finally, the ordinance declares secondhand smoke exposure in a place of human habitation a nuisance.</p>	<p>and/or five days of community service. A second violation within one year is punishable by a fine of up to \$200 and/or ten days of community service. A third violation within one year is punishable by a fine of up to \$500 and/or fifteen days of community service.</p>
<p>City of Calabasas January 2008/ February 2006</p>	<p>In January 2008, the city passed an ordinance that requires landlords to prohibit smoking in at least 80% of the units of new and existing apartments, including patios and balconies. Nonsmoking units must be grouped together vertically, horizontally and in separate buildings to the maximum extent possible.</p> <p>Landlords have until January 1, 2012 to permanently designate at least 80% of units as nonsmoking. Until they do so, landlords must submit an annual report to the city that shows the number and location of nonsmoking and smoking units.</p> <p>Landlords must also present to every potential tenant a floor plan of the smoking and nonsmoking units and the location of a designated smoking area. Finally, landlords are required to create an outdoor designated smoking area, but can get an exemption from the city if there is no suitable place for an outdoor designated smoking area on the property.</p> <p>The ordinance allows current tenants to have their unit grandfathered in as a smoking unit past the January 1, 2012 date as long as they continuously live in that unit and provide proper notification to their landlord.</p> <p>The new law also requires the lease of nonsmoking units to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term.</p>	<p>Tenants who smoke in a nonsmoking unit may be subject to eviction if a landlord receives two letters of complaints from different individuals. However, eviction is up to the discretion of the landlord.</p> <p>Violations of the law are subject to punishment as a misdemeanor.</p> <p>The city prosecutor, city attorney, peace officer, or city code enforcement officer may enforce the provisions in this ordinance. The ordinance requires business owners to enforce these provisions in their establishments. Residents of Calabasas can also report any violations of the law to the code enforcement unit.</p> <p>The ordinance also allows any member of the public to sue another person to enforce these provisions.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>Two years earlier, in February 2006, the city prohibited smoking in all indoor and outdoor common areas in multi-unit housing (lobbies, hallways, swimming pools, outdoor eating areas, play areas, etc).</p> <p>That ordinance also declared that exposing others to secondhand smoke is a public nuisance.</p>	
<p>City of Oakland December 2007</p>	<p>Two smokefree housing provisions were included in a broader secondhand smoke ordinance passed by the city. First, landlords and sellers of condominiums will be required to disclose the smoking policy of the units they manage or sell. For apartments, landlords must disclose to prospective tenants if the unit is smoking or nonsmoking, which units in the complex are smoking units, and what the smoking policy is for the complex. Sellers of condominiums must disclose to potential buyers whether smoking is permitted in the unit and what the smoking policy is for the complex.</p> <p>Secondly, the ordinance prohibits smoking in all indoor and outdoor common areas of multi-unit housing.</p>	<p>To implement the disclosure requirements, the city placed language about the smoking policies within a notice to tenants that all landlords were already required to give to tenants each year. This results in an automatic annual reporting of these disclosures.</p> <p>The City Administrator is responsible for enforcement. Any citizen can register a complaint with the City Administrator to initiate enforcement.</p> <p>Private citizens can bring legal action to enforce these provisions.</p> <p>Violators that smoke in a prohibited area are guilty of an infraction and can be punished by a fine of up to \$100 for a first violation, up to \$200 for a second violation within one year, and up to \$500 for each additional violation within one year.</p>
<p>City of Belmont October 2007</p>	<p>The city passed an ordinance that prohibits smoking in all new and existing apartments and condominiums that share a common floor and/or ceiling. For current tenants who smoke, there is a 14 month grace period during which time they are still allowed to smoke in their unit.</p>	<p>Each violation is an infraction subject to a \$100 fine. Violations are also subject to civil action brought by the city, with a fine of between \$250 and</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>The new law also requires every lease of a unit where smoking is prohibited to contain language that states the unit is nonsmoking and that other tenants in the building may enforce the no-smoking lease term. The same grace period of 14 months applies to the new lease terms for current tenants who smoke. Landlords are not required to enforce the new no-smoking lease terms nor are they required to evict a tenant who smokes in a nonsmoking unit.</p> <p>The ordinance also declares secondhand smoke a nuisance.</p> <p>Finally, the ordinance bans smoking in indoor and outdoor common areas, with landlords allowed to create designated smoking areas that meet certain restrictions (i.e. 20 feet away from entrances and windows).</p>	<p>\$1000.</p> <p>This ordinance can be enforced by any peace officer or code enforcement official.</p> <p>The city attorney can also bring a civil action to remedy violations, including nuisance abatement proceedings, code enforcement proceedings or suits for injunctive relief.</p>
<p>City of Temecula May 2007</p>	<p>This city passed an ordinance that requires landlords to designate 25% of their units as nonsmoking in all new and existing multi-unit residences with 10 or more units (it does not apply to condominiums). These nonsmoking units must be grouped together horizontally and vertically and in a separate building to the maximum extent possible.</p> <p>For new multi-unit housing, landlords must submit a floor plan to the city that identifies the smoking and nonsmoking units within six months of enactment of this ordinance.</p> <p>Landlords of existing multi-unit residences must submit a floor plan to the city that identifies the smoking and nonsmoking units within one year. Landlords have up to five years to actually designate these units as nonsmoking and may apply for up to three, one-year extensions to comply, with the exception of senior housing.</p> <p>This ordinance also prohibits smoking in all indoor and outdoor common areas for all multi-unit residences (any residence with two or more units).</p>	<p>Violations of this ordinance are enforceable by the city and subject to penalties outlined in the Temecula municipal code.</p>
<p>City of Emeryville December 2006</p>	<p>The ordinance bans smoking in indoor and outdoor common areas of multi-unit housing.</p> <p>The ordinance also declares secondhand smoke a nuisance, which allows a citizen to take private legal action. However, the</p>	<p>Enforcement will be handled by the City Manager. Citizens can register a complaint with the City Manager to initiate enforcement.</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	<p>ordinance states that the city cannot be a party in that legal action or have legal action brought against it for non-enforcement of the smoking ordinance. Further, it states that no owners, managers, or employers who operates premises controlled by the smoking restrictions can be found guilty or held liable for the nuisance provisions.</p>	

Housing Authority/Affordable Housing Policies

Community/Date Passed	Major Provisions	Enforcement Provisions
<p>San Bernardino County July 2010</p>	<p>The Housing Authority Board of Commissioners voted to adopt a 100% nonsmoking policy for four housing complexes in the county (Redlands Brockton Site, Waterman Gardens Community, Yucaipa Crest and Colton Senior Housing Complex). The policy prohibits smoking on the entire properties, including in 100% of the units, common areas, every building and adjoining grounds.</p> <p>Current tenants who smoke can request a one-year grace period to be able to continue to smoke in their unit for one year.</p>	<p>Residents are responsible for informing guests of the nonsmoking policy and will be responsible for any damages caused by a violation of the policy. The Housing Authority can terminate the rental agreement for violations of the smoking provisions, which are considered a material breach of the rental agreement.</p>
<p>Plumas County July 2008</p>	<p>The Board of Supervisors adopted a policy to make all public housing units in the county nonsmoking. All housing units will become smokefree on July 1, 2009 with no grandfathering for current tenants. Any units that become vacant before that date will be declared nonsmoking when a new lease is signed. This will impact over 200 housing units and both senior and family housing.</p> <p>Residents will still be allowed to smoke outdoors on the properties but will be encouraged not to smoke near windows and doorways. Designated smoking areas with weather covers will be created at each location. Low literacy cessation services will be offered to all residents.</p>	
<p>City of Alameda April 2008</p>	<p>The City of Alameda Housing Commission adopted a policy to prohibit smoking within residential units, balconies and on the grounds of the property for all of the apartment complexes that the Alameda Housing Authority manages.</p> <p>The smokefree policy will first be implemented at Independence Plaza, a 186-unit senior complex. The policy went into effect on August 1, 2008. There will be no grandfathering for current residents who smoke and no designated smoking areas on the property. The smoking restrictions will also apply to employees and vendors.</p> <p>The other senior housing complex, Anne B. Diament Plaza with 65 units, will be the next complex to be converted to the nonsmoking policy.</p>	<p>The Housing Authority has the right to inspect apartments for evidence of smoking if they are notified of a violation of the no-smoking policy. Residents will be given 24 hours notice prior to an inspection.</p> <p>The Housing Authority can terminate the rental agreement for violations of this policy.</p> <p>Residents can notify the Housing Authority of potential violations and the Housing Authority must then take</p>

Community/Date Passed	Major Provisions	Enforcement Provisions
	Overall, the Housing Authority manages over 500 units in Alameda and all of the units will be converted to the same nonsmoking policy over the coming year.	reasonable steps to enforce these provisions. Residents may also sue another resident to enforce the no-smoking policy but do not have the right to evict another resident.
City of Port Hueneeme April 2008	The City Council adopted a resolution that approves the Port Hueneeme's Housing Authority policy to restrict smoking in two public housing properties. At the Mar Vista property (senior housing), smoking will be prohibited in all units on the bottom three floors, with smoking allowed in units on the top two floors of the building. Current residents who smoke and live in the bottom three floors will be encouraged, but not required, to move to a unit on the fourth or fifth floor. At the Hueneeme Village property (family housing), smoking will be prohibited inside all newly leased units after July 1, 2008.	A violation of the smoking policy will be handled like any other lease violation. A verbal warning will be given for a first violation and a written warning for a second violation. Any subsequent violations could result in a termination from the Housing Authority program.
City of Oxnard March 2008	The City Council passed a policy that prohibits smoking within the Oxnard Housing Authority's two senior housing properties. Smoking will be prohibited within 100% of the units, balconies, common areas, and within 30 feet of all entrances in both the Plaza Vista and Palm Vista properties, making a total of 150 nonsmoking units. There will be no grandfathering for current residents who smoke.	Housing Authority staff will notify residents if they violate the policy and then residents will have a chance to respond to the notice. After three violations, a resident's lease is subject to termination. Residents are responsible for ensuring that guests comply with the policy.
City of Thousand Oaks March 2007/ September 2004	The City of Thousand Oaks adopted a policy requiring developers of new publicly-assisted rental housing to set aside one-third of the new units as nonsmoking units. In March 2007, the city updated this policy to require that two-thirds of newly constructed publicly assisted rental housing and one-half of new supportive housing be smokefree.	
City of Rancho Mirage December 2006	The City Council adopted a smoking policy for the Rancho Mirage Housing Authority. This policy prohibits smoking in outdoor common areas in the Housing Authority's three senior affordable housing residential complexes. The policy would also prohibit smoking within apartment units	Residents can make complaints to the Housing Authority.

Community/Date Passed	Major Provisions	Enforcement Provisions
<p>City of Santa Barbara November 2005</p>	<p>for the Santa Rosa Villas and any future senior residential complexes. All new residents of the other two existing senior residential complexes will be prohibited from smoking in their units, but people that already live in those two complexes will be allowed to smoke in their units until they move.</p> <p>The Housing Authority of the City of Santa Barbara adopted a policy that prohibits smoking in all 36 units of the Vista La Cumbre senior housing complex. This prohibition applies to smoking inside the units as well as on balconies. Residents are allowed to smoke in a designated area outside the building and residents who formerly smoked in their units were not grandfathered in, meaning they had to stop smoking in their units as soon as the policy became effective.</p>	<p>Residents can make complaints to the Housing Authority.</p>
<p>City of Madera August 2002</p>	<p>The City Council approved a smoke-free policy of the Madera Housing Authority. The Madera Housing Authority adopted a policy to transition two of three senior housing buildings to be smokefree. New residents moving into buildings A and C at Yosemite Manor will not be allowed to smoke in their units or on their patios. Smokers that already reside in buildings A and C would be allowed to continue to smoke in their units but must keep their door to the hallway closed when smoking. Current and future residents of building B would still be allowed to smoke in their unit.</p>	<p>Residents may make complaints to the site manager.</p>

City/County Resolutions

Community/Date Passed	Major Provisions	Enforcement Provisions
<p>City of Sacramento April 2009/ December 2006</p>	<p>In December 2006, the City Council passed a resolution that encourages property owners of multi-unit rental housing to designate at least 25% of their units as nonsmoking or to make entire buildings within a multi-unit housing complex smokefree. The percentage was increased to 50% of units in April 2009. Property owners that do so will be publicly recognized by the City Council.</p>	
<p>City of Rancho Cordova September 2008</p>	<p>The city passed a resolution that encourages landlords and property managers of multi-unit rental housing to designate at least 50% of their units, including patios and balconies, as nonsmoking or to make entire buildings within a multi-unit housing complex smokefree. Property managers that do so will be publicly recognized by the City Council.</p>	
<p>City of Woodland April 2008</p>	<p>The city passed a resolution that encourages landlords and property managers of multi-unit rental housing to designate at least 50% of their units, including patios and balconies, as nonsmoking or to make entire buildings within a multi-unit housing complex smokefree. Property managers that do so will be publicly recognized by the City Council.</p>	
<p>County of Sacramento April 2007</p>	<p>The Board of Supervisors passed a resolution that encourages property owners of multi-unit rental housing to designate at least 50% of their units as nonsmoking or to make whole buildings within a multi-unit housing complex smokefree. Property owners that do so will be publicly recognized by the Board of Supervisors.</p>	