

**THIS IS A COPY FOR THE TENANT**  
**RETAIN FOR YOUR RECORDS**

**SMOKE-FREE HOUSING POLICY FOR THE  
MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP**

To insure the quality of air and the safety of residents in its housing programs, the Milford Redevelopment & Housing Partnership has declared that all its residential properties as smoke free buildings.

Smoking is not permitted in any area of the building including apartments, except for residents with temporary exemptions from this policy, as described below. Smoking is only permitted in specifically designated areas outside of the building. All residents, employees and guests must abide by the following rules and regulations.

Adopted: March 16, 2010

\*\*\* TENANT COPY \*\*\*

# Board Resolution

The Board of Commissioners of the Milford Redevelopment & Housing Partnership finds that:

**Whereas**, the American Lung Association considers cigarette smoking the number one cause of preventable disease in the United States and both elderly and young disabled populations are especially vulnerable to the adverse effects of smoking.

**Whereas**, this concern was recently addressed by the Family Smoking Prevention and Tobacco Control Act, P.L. 111-31, signed by the President on June 22, 2009.

**Whereas**, the Public Health Service's National Toxicology Program (NTP) has listed second hand smoke as a known carcinogen

**Whereas**, Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, potentially contributing to respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families, the U.S Department of Housing & Urban Development (HUD) is encouraging PHAs to adopt non-smoking policies. HUD now requires PHAs to encourage non-smoking in public housing by promoting non-smoking policies in some or all of their public housing units.

**Whereas**, by reducing the public health risks associated with tobacco use, this policy will enhance the effectiveness of federal and local efforts to provide increased public health protection for residents of public housing. Smoking prevention is also an important method to reduce fires and fire-related deaths and injuries in public housing where even one incident puts all residents at risk.

**Whereas**, there is no safe level of exposure to secondhand smoke, and the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) bases its ventilation standards on totally smoke-free environments. Furthermore, ASHRAE has determined that there is currently no air filtration or other ventilation technology that can completely eliminate all the carcinogenic components in secondhand smoke and recommends that indoor environments be smoke-free in their entirety.

**Now therefore**, the Milford Redevelopment & Housing Partnership (MRHP) adopts this smoke-free housing policy, which applies to all residential properties owned or managed by MRHP or any affiliated entities.

# Smoke Free Housing Policy

1. Smoking is not permitted anywhere inside properties owned or managed by the Milford Redevelopment & Housing Partnership (MRHP) or any entity in which MRHP has a partnership or ownership interest (MRHP Properties). This policy is effective immediately for all residents and guests who occupy a dwelling unit under a lease with MRHP dated on or after March 17, 2010, and all employees, contractors, business invitees who provide services to any MRHP Properties. The policy shall become effective as to all other residents as of NOVEMBER 1, 2010.

Failure of any resident to follow the smoke-free policy will be considered a lease violation and will subject the Tenant to all lease enforcement procedures under the MRHP Admissions and Continued Occupancy Policy (ACOP), which include termination of lease.

2. "No Smoking" signs will be posted outside and inside of the building.
3. Smoking outside the building is limited to specific area(s) that are defined on a property by property basis. Each resident will be given a site map that indicates the specific locations.
4. In circumstances where smoking is observed and / or reported, MRHP will seek the specific source of the tobacco or other smoke and take appropriate action consistent with the enforcement of this policy.
5. For the health and safety of MRHP employees and their representatives, no tenant, resident or guest shall burn any tobacco or other combustible or smoke producing product in a dwelling unit during any site visit by an employee, agent or representative of MRHP. If any resident or their guest refuses to extinguish the prohibited substance prior to the employee or representative entering the apartment, or if the resident ignites a combustible or smoke producing product while an employee or representative remains in the apartment, the employee or representative shall vacate the dwelling and shall not return until such time as there is no longer any prohibited substance burning. This may result in a delay of services to the apartment.
6. New residents will be given two (2) copies of the smoking policy. After review, the resident will sign one copy and return the executed copy to MRHP's Main Office. The signed copy will be placed in the resident's file.
7. Upon adoption of this policy, all current residents of properties covered by this policy will be given two copies of the policy. After review, the resident will sign

one copy and return the executed copy to MRHP's Main Office. The signed copy will be placed in the resident's file.

## RESIDENT CERTIFICATION

I have read and understand the above smoking policy, and I agree to comply fully with the provisions. I understand that failure to comply may constitute cause for termination of my lease.

Resident Signature: \_\_\_\_\_

Apartment Number: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\* TENANT COPY \*\*\*