

# Gallia Metropolitan Housing Authority (GMHA)

## Smoke-free Housing Policy

Effective July 30, 2018

In accordance with HUD regulations, Gallia Metropolitan Housing Authority (GMHA) will adopt the following smoke-free policies effective July 30, 2018.

Due to the increased risk of fire, increased maintenance costs, and the known health effects of secondhand smoke, smoking is prohibited at all GMHA properties which include Gallia Met Estates, Rio Grande Estates, and the single family homes located on Neil Ave. Gallipolis, OH. Prohibited areas include all living units and interior areas, including but not limited to hallways, rental and administrative offices, community rooms, laundry rooms, maintenance shops, garages, and similar structures. Smoking is also prohibited in outdoor areas within 25 feet from public housing and administrative office buildings.

This policy applies to all employees, residents, household members, guests, and service persons. Residents are responsible for ensuring that household members and guests comply with this rule.

The term “smoking” means any inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, or other prohibited tobacco product in any manner or any form. Prohibited tobacco products include water pipes or hookahs.

Violation of the smoke-free policy constitutes a violation of the terms of the public housing lease. Consequences of lease violations include termination of tenancy.

### **PHA POLICIES**

#### **Definitions:**

1. “Smoking” means inhaling, exhaling, breathing, or burning any lighted or heated tobacco product/plant or similar product. Prohibited tobacco products include water pipes or hookahs.
2. “GMHA Properties” means Gallia Metropolitan Estates, Rio Grande Estates, and 47, 51, 53, and 54 Neil Ave., Gallipolis, Oh.
3. “Resident” means living in, or staying in any GMHA property.
4. “Employee” means manager, owner, representative, GMHA employees, vendors, contractors, and Commissioners.
5. “Outside areas” means entryways, doorways, windows, porches, patios, parking lots, carports, lawns, driveways, stairways, and sidewalks.
6. “Common areas” means laundry rooms, hallways, basements, garages, community restrooms, community buildings and rooms, playgrounds, sports courts, recreation areas, reception areas, lobbies, and all other areas designated as property of GMHA.

## **Rules and Regulations:**

All residents, visitors, guests, applicants, and employees must comply with the following rules and regulations.

1. Smoking shall not be permitted inside any dwelling unit including entryways/ doorways, windows, porches, and all other areas within and attached to the unit as property of GMHA.
2. Smoking shall not be permitted inside any GMHA buildings including hallways, stairways, porches, lobby areas, reception areas, recreation areas, community buildings and rooms, basements, windows and all other areas within and attached to the building as property of GMHA.
3. Smoking shall not be permitted on any outside area of GMHA property grounds including entryways, doorways, windows, porches, patios, trails, parking lots, lawns, driveways, stairways, sidewalks, and motor vehicles within 25ft. of any building on GMHA property.

## **Effective Date**

The smoke-free policy will be effective for all residents, household members, employees, guests, and service persons on JULY 30, 2018.

## **Effect of Breach and Right to Terminate Lease**

A breach of GMHA's Smoke-Free Housing Policy shall be considered a material breach of the resident's Lease Agreement and grounds for termination of the Lease by GMHA. Resident acknowledges that GMHA may terminate the Lease agreement if the Resident, a member of the Resident's household, or any guest under the Resident's control in any way violates or breaches the Smoke-Free Policy.

## **Enforcement**

Violations of GMHA's Smoke-Free Policy will be considered a breach of the Lease agreement and may be grounds for an eviction action. Enforcement progression is based on violations per household, not per tenant and is subject to GMHA's grievance procedure. GMHA will utilize the following enforcement progression:

- **1<sup>st</sup> Violation:** A written warning will be issued and be mailed or personally delivered and referral to smoking cessation services thru the Gallia County Health Department.
- **2<sup>nd</sup> Violation:** Meeting with Public Housing Manager. Residents will be issued a Last Chance Agreement. Referral to smoking cessation services thru the Gallia County Health Department.
- **3<sup>rd</sup> Violation:** Legal action for termination of tenancy.