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HOMES FOR GOOD SMOKE-FREE POLICY

In accordance with HUD regulations, Homes for Good has adopted these smoke-free policies. The policies are effective as of October 1, 2017.

Due to the increased risk of fire, increased maintenance costs, and the known health effects of secondhand smoke, smoking is prohibited in all living units and interior areas, including but not limited to hallways, rental and administrative offices, community centers, day care centers, laundry centers, 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 while burning, of any 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.

Homes for Good POLICIES

Smoke-Free Properties

Effective October 1 2017, there will be no smoking allowed anywhere on Homes for Good property at the following locations:

- McKenzie Village, Springfield (including Fairview Administrative Building)
- Scattered Site single-family homes and duplexes, Eugene, Springfield, and Veneta
- Maplewood Meadows, Eugene
- Lindeborg Place, Junction City
- Cresview Villa, Creswell
- Abbie Lane, Eugene
- Day Island Administrative Building, Eugene

People may not smoke, or dispose of smoking materials, anywhere on these properties. The Oregon Indoor Clean Air Act requires that people must remain at least 10 feet from other public buildings while smoking.

Properties with 25-Foot Exclusion

Effective October 1 2017, smoking will be prohibited within 25 feet of all buildings and other restricted areas at the following properties:

- Laurelwood Homes, Florence
- Pengra Court, Springfield

People may not smoke, or dispose of smoking materials, within 25 feet of any restricted area or building at these properties. Restricted areas include play structures, basketball courts, or gardens.

Properties with Designated Smoking Areas

Homes for Good will, by October 1st 2017, establish designated smoking areas (DSAs) at the following properties:

- Fourteen Pines, Eugene
- Parkview Terrace, Eugene
- Riverview Terrace, Cottage Grove
- Village Oaks, Eugene
- Veneta Villa, Veneta

Persons using the DSA must extinguish all smoking materials and safely dispose of them in receptacles provided for that purpose. Homes for Good may take steps to remove the DSA in the event of recurring problems with DSA cleanliness or safety.

Electronic Nicotine Delivery Systems (ENDS)

Electronic nicotine delivery systems (ENDS) include e-cigarettes, nicotine inhalers, and vaping devices.

Use of ENDS is prohibited in the same areas where smoking is prohibited.

Effective Date

Homes for Good's effective date(s) of this smoke-free policy is as follows:

The smoke-free policy will be effective for all residents, household members, employees, guests, and service persons on October 1, 2017.

Enforcement

Homes for Good must enforce smoke-free policies when a resident violates this policy. When enforcing the lease, Homes for Good will provide due process and allow residents to exercise their right to an informal settlement and formal hearing, in accordance with Homes for Good's grievance policies. Homes for Good will not evict a resident for a single incident of smoking in violation of this policy. As such, Homes for Good will use graduated enforcement. Prior to pursuing eviction for violation of smoke-free policies, Homes for Good will take specific, progressive monitoring and enforcement actions, while at the same time educating tenants and providing smoking cessation information. All resident will be required to sign a lease rider/addendum or lease that includes language regarding the smoke-free policy. Tenancy termination and eviction will be pursued only if there are repeated, uncorrected violations of the smoking policy. Homes for Good may terminate tenancy at any time for violations of the lease and failure to otherwise fulfill household obligations if resident behavior disturbs other residents' peaceful enjoyment and is not conducive to maintaining the property in a decent, safe, and sanitary condition.