

# Dudley Housing Authority

22 Joshua Place Apartments  
Dudley, Massachusetts 01571  
(508) 949-0522

Submission date: Jan 14<sup>th</sup>, 2025

Approved Date: Jan 14<sup>th</sup>, 2025

Revision: Final

## Dudley Housing Authority Non-Smoking Policy

### 1. Purpose

Dudley Housing Authority is one of the few LHA's which does not have a Smoking Policy in place to address the negative effects of smoking in the Authority's buildings can cause. It is known that smoking not only risks the health of the individual smoking but also is a health risk to those exposed to the byproducts of smoking tobacco/marijuana (secondhand smoke). Smoking in the Authority's buildings also cause damage to the resident unit's mini-splits (HVAC systems): by coating the interior components with smoking by-products (tar & smoke particulates), damage the flooring when hot ashes are dropped on the floor, and increase the costs of unit turn over when the Authority has to remove the tar & smoke particulates from the walls and other surfaces before the unit can be painted. Smoking in the units also poses a high risk of fires: a resident's cigarette /cigar is left unattended (or falls asleep) for example.

To address the maintenance, health concerns and safety risks, the Dudley Housing Authority has implemented a Non-Smoking Policy for the Joshua Place Apartments.

### 2. Dudley Housing Authority's Smoking Policy

- Smoking is not permitted inside any area of any Dudley Housing Authority building including the Community Room, Resident's Units, Halls, Balconies, & etc..
- Smoking will only be permitted in the Housing Authorities **marked designated smoking areas**. These locations are marked by appropriate signage, at least 50ft from the Authorities buildings.
- All residents, employees, guests, contractors, and business invitees must abide by the following rules and regulations.
- Smoking is only permitted at the designated smoking areas, on any property owned or managed by the Dudley Housing Authority or any entity in which Dudley Housing Authority has a partnership or ownership interest. Anyone smoking on Dudley Housing Authority property, leaning out a window to smoke, in the halls or other common areas outside the designated smoking areas will be deemed a violation of this policy.
- Smoking Defined: "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, electronic nicotine delivery system" or "vaporized nicotine"

product” (electronic cigarette), pipe, hookah, or any form of lighted object or device that contains tobacco, marijuana or other substances.

- A Lease Addendum will be issued for the upcoming year and submitted to the residents as part of their annual lease renewal.
- Enforcement
  - i. 1<sup>st</sup> violation – the tenant shall receive a verbal warning, which shall be documented in the tenant’s file, and cessation materials shall be distributed to the tenant.
  - ii. 2<sup>nd</sup> violation – the tenant shall receive a written warning and a referral to the Executive Director on how address the issue moving forward.
  - iii. 3<sup>rd</sup> violation- the Tenant will meet with the Executive Director to develop a signed plan and agreement to address the issue.
  - iv. 4<sup>th</sup> violation - the tenant could receive a termination notice (Notice to Quit) as provided for in Dudley Housing Authority lease.
- Effective Date: March 1<sup>st</sup>, 2025
  - i. The Dudley Housing Authority’s No Smoking Policy was approved by the Board of Commissioners on January 14<sup>th</sup>, 2025