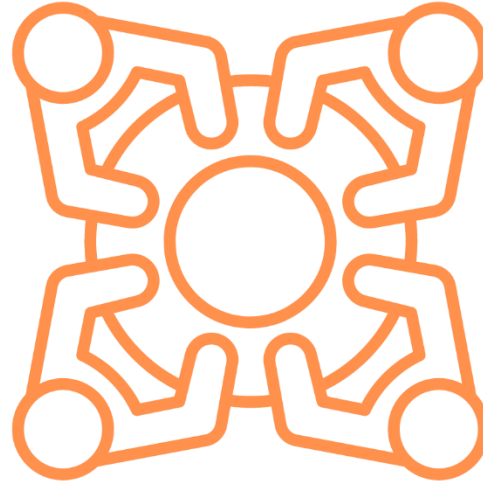


**THIRDHAND SMOKE RESOURCE CENTER
POLICY ROUNDTABLE SERIES**



MULTIUNIT HOUSING POLICIES (V2!)

DECEMBER 16, 2020

9:00-10:00AM PST

Thirdhand Smoke Resource Center

Mission: To share **information, resources, and technical support** with California's residents, communities, businesses, health care professionals, and policymakers about the toxic legacy of tobacco smoke residue and to achieve **indoor environments that are 100% free of tobacco smoke toxicants.**



Agenda

- 9:00-9:10: Registrant questions: our answer
- 9:10-9:40: Breakout room discussions
- 9:40-10:00: Regroup

GOAL:

Share challenges, brainstorm together, and receive thirdhand smoke technical assistance

Question #1:

When residents make complaints about a resident in a neighboring unit smoking, management at some properties say they can't prove the resident was smoking and therefore have limited enforcement. What can be done to improve this type of issue?

- Collaborate with resident
 - Offer free DIY test kit
 - Discuss results with resident and management
- Collaborate with property management
 - Share model ordinances
 - Educate, educate, educate...
 - Use DIY to establish baseline in property (e.g., common areas)
 - Use DIY in individual units (e.g., “move-in” and “move-out”)

Question #2

Residents that want to take legal action due to experiencing SHS infiltration into their unit are often told they have to prove that SHS is present. What tools are available and feasible to individuals facing this situation?

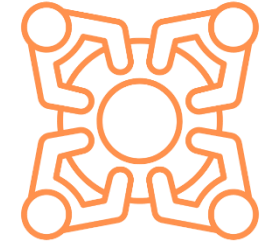
- Consider DIY testing
- Keep a record (e.g., diary) of episodes of intrusion
- Collect health records
- Expert testimony

Time to discuss



Guidelines:

- During discussion:
 - Introduce yourself
 - Share your email address in your group's chat (if you are comfortable with that)
 - Designate a leader who will present to the whole group when we reconvene
 - If nobody volunteers, it's the person with the email address that is lowest alphabetically!
- During regroup:
 - We will call on the representative from each group to share their 1-point take-home for each question
 - We will share new materials
- After the roundtable:
 - Share materials via our Drive folder
 - Connect with us!



Time to discuss

Discussion questions:

1. Tips on effective communication strategies for smokefree MUH with:
 - A. Policymakers
 - B. Property managers
 - C. Residents
2. Who are nontraditional policymakers you can leverage (e.g., city planners)?
3. *From registrant:* Residents that want to take legal action due to experiencing SHS infiltration into their unit are often told they have to prove that SHS is present. What tools are available and feasible to individuals facing this situation?
4. *From registrant:* When residents make complaints about a resident in a neighboring unit smoking, management at some properties say they can't prove the resident was smoking and therefore have limited enforcement. What can be done to improve this type of issue?

Please prepare a 30-second answer for any or all of the above

1-point take-homes: Tips

- Policymakers
 - Create packets and follow up with phone call or email (but they are busy!)
 - Qualified Allocation Plan – application for developers to get tax credits for low-income/assisted housing. Unique policymakers are involved. Identify key contacts there and get support from them to present your proposal at their public meetings. Advocate for smokefree to count as an amenity.
 - Public opinion survey
- Property managers
 - Call them sometimes, offering help re:SHS. Educational presentations.
 - Reach out to local association administrators (e.g., Monterey county housing authority) – set up meeting with the admins
 - Reach out to local associations – NARPM (National association of residential property managers) local chapter (county-level)
 - Cold calling, offer 1-page info sheet, and follow-up
 - Call and give updates about MUH; send emailers; Inform about COVID testing and food events in their area to get the foot in the door. Can also present information at the COVID testing and food events.
 - Crime-free MUH program (national), also present smokefree material at their trainings that have a lot of property managers there. They have a 2-day training with managers.
 - Work with state apartment association
 - City manager talking to property managers
- Residents
 - Reach out with education and free information at food and COVID testing events. Collect polls through that event.
 - Door hangers with policy info
 - Presentations at local housing authorities
 - Direct education

1-point take-homes: Nontraditional “policy makers”

- Fire chief and police chief are good champions/advocates
- Youth commission and youth committee groups

1-point take-homes: Tools for legal action

- Fair housing groups and property managers
- Refer to others with more legal experience
 - Thirdhand Smoke Resource Center can provide referrals
- Documentation and doctor's notes
- Lease provisions can prevent these issues later

1-point take-homes: Proving secondhand smoke

- Journaling / documenting
- Stay away from taking pictures of others smoking (legally and personally risky)
- Use a Dylos air monitor
- Lease language to prevent these issues later

From the Center

- MUH and Thirdhand Smoke Resource [Guide](#)
- [Op-ed](#)
 - Op-ed social media posts:
 - [Twitter](#)
 - [Instagram](#)
- [Fact sheet](#)
- [Google Drive](#) has all these

Resource guide



Resource Guidelines: Multiunit Housing and Thirdhand Smoke

This packet provide accessible explanations of what thirdhand smoke is, how it behaves, it's consequences, and why it matters for multiunit housing. Each of the following 12 questions and more can be found in English at <https://thirdhandsmoke.org/faq/> or in Spanish at <https://thirdhandsmoke.org/category/pregunta-de-la-semana/>.

What is thirdhand smoke and how does it behave in indoor environments/enclosed spaces?

1. What surfaces does tobacco smoke stick to? [\[English\]](#) [\[Español\]](#)
2. What tobacco products contribute to thirdhand smoke? [\[English\]](#) [\[Español\]](#)
3. Are there tests for thirdhand smoke? [\[English\]](#)
4. My family member smokes, but only outside. Do they bring thirdhand smoke into my house when they come inside? [\[English\]](#)

How people are exposed to thirdhand smoke?

5. How are you exposed to thirdhand smoke? [\[English\]](#) [\[Español\]](#)
6. Nobody around me smokes. Can I still be exposed to thirdhand smoke? [\[English\]](#) [\[Español\]](#)
7. Who is most likely to be exposed to thirdhand smoke? [\[English\]](#) [\[Español\]](#)

How can I reduce exposure to thirdhand smoke?

8. How can I minimize my child's exposure to thirdhand smoke? [\[English\]](#)
9. How can I remove thirdhand smoke from my home? [\[English\]](#) [\[Español\]](#)

What are the impacts of thirdhand smoke on people and property?

10. What do we know about the health risks of thirdhand smoke? [\[English\]](#)
11. Does tobacco smoke residue decrease my home's value? [\[English\]](#)
12. What are the advantages of making my rental properties smokefree? [\[English\]](#) [\[Español\]](#)

COMMENTARY





Commentary: Here's how California should protect renters and homeowners from thirdhand smoke



A study from San Diego State University found traces of tobacco linger in homes for at least six months after a smoker quits. (File photo)

By GEORG E. MATT, RACHAEL RECORD , HEATHER WIPFLI
DEC. 8, 2020 | 1:55 PM

The COVID-19 pandemic has upended our lives, turning our homes into offices, classrooms and gyms to protect us from the deadly coronavirus. The pandemic has also disrupted the time-honored real estate rituals of open houses and in-person home tours, and we are now using virtual tours and other “non-touch” experiences to find a new home. Buying a home or renting an apartment based on a virtual tour may be a positive development for the real estate industry, but consumers need to know what they may miss in a virtual-only experience.



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- 1. Comprehensive smoking ban in MUH**
- 2. Accurate disclosure of past smoking in rental contracts and real estate transactions**
- 3. Environmental testing of thirdhand smoke residue**

Fact sheet: Multiunit housing

Check out *and use*
our fact sheet!

Persistent Toxic Thirdhand Smoke Residue in Multiunit Housing (MUH)

Thirdhand smoke is the toxic chemical residue left behind by tobacco smoke. It accumulates in carpets, walls, and furniture, becomes embedded in building materials, and persists for years after smoking stops.¹



Policymakers may consider:

Disclosure

- Disclosure of past tobacco use and present thirdhand smoke levels promotes informed consumer purchases.
- Disclosure statements should include:
 - a) Education of where thirdhand smoke comes from and its dangers.
 - b) Information about existing smoking policies and their enforcement.
 - c) The smoking status of previous unit occupants.
 - d) Results of thirdhand smoke environmental tests.
 - e) Information on how units are cleaned and renovated between leases.
 - f) Inspection reports about signs of thirdhand smoke (e.g., discoloration, burn marks, odor).
- Property managers should be prohibited from masking the stale tobacco smell, for example with scents or fans.

Prevention

- Smokefree multiunit housing policies can prevent thirdhand smoke.⁴
- Smokefree MUH policies receive high approval among residents and are associated with actual reduction in consumption.⁸
- Savings from averted healthcare, fire, and renovation costs exceed the initial implementation costs.^{9,10}
- Effective policies use education, consulting, monitoring, and enforcement efforts.⁸

Our mission is to share information, resources, and technical support with California's residents, communities, businesses, health care professionals, and policymakers about the toxic legacy of tobacco smoke residue and to achieve indoor environments that are 100% free of tobacco smoke toxicants.

Email: contact@thirdhandsmoke.org

THIRDHAND
SMOKEResource Center
www.thirdhandsmoke.org

February Roundtable

Topic: Workplaces

When: Wednesday, February 17, 9am PST

Registration: <https://thirdhandsmoke.org/get-involved/work-for-policy-change/> (this registration is simpler!!)

Thank you!

Contact Information:

contact@thirdhandsmoke.org



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