

SMOKE-FREE HOUSING POLICY

To insure quality of air and the safety of all public housing residents, pursuant to 24 CFR § 965, Subpart G, Atlanta Property Management DBA NET Property Management – Atlanta * Hughes Springs * Linden, has declared that all buildings belonging to the PHA are smoke-free. The following will apply:

1. All current residents, all new residents, all employees, all guests, and all contractors are prohibited from smoking in all apartments, utility buildings, community buildings and offices owned by the PHA.
2. **Smoking outside is allowed, as long as, it is 25 feet from any PHA owned building.**
3. Prohibited tobacco products include cigarettes, cigars, pipes and water pipes (hookahs)
4. All residents, employees and guests are responsible for properly disposing of smoking product wrappings and residue, such as cigarette butts.
5. "Smoke-Free Housing" signs will be posted on each apartment exterior door.
6. Evidence of a violation of this policy includes but is not limited to resident complaints, witness observation, and odor and/or evidence of tobacco paraphernalia observed during unit maintenance visits and inspections.
7. The PHA will provide referrals to smoking cessation services for any current residents who smoke and wish to quit.
8. All current and new residents living in the PHA and all employees shall sign the Smoke-Free Policy Certification for placement in the resident's or employee's file and a copy will be provided to him/her.
9. Any deviation from this Smoke-Free Housing Policy by any resident, household member, or their guest will be considered a lease violation. Three (3) violations will result in eviction. First violation will result in a verbal warning. Second violation will result in a written warning. Third violation will result in a final notice with intent to start eviction procedures.
10. Where possible and feasible, the housing authority will consider reasonable accommodation for disabled residents who smoke, e.g., transferring to a first-floor unit.

Resident Certification

I certify that I have read the Smoke-Free Housing Policy and agree to fully abide by its provisions. I understand that residents are responsible for the actions of their household members, their guests and visitors. I understand that failure to adhere to any conditions of this policy will constitute a violation of the Dwelling Lease Agreement.

Head of Household Signature

Date

Spouse/Co-Head/Other Adult Signature

Date

SMOKE DETECTOR CERTIFICATION

In accordance with the United States Department of Housing and Urban Development regulations and the State of Texas Property Code, each dwelling unit in Atlanta Property Management DBA NET Property Management – Atlanta * Hughes Springs * Linden, has been provided smoke detector(s). It is the resident's responsibility to maintain it.

Removal of or disabling of the smoke detector (for example, removing batteries or disconnecting alarm) by Resident, Resident's household or guest, is considered a Lease violation. If any inspection of or visit to Resident's unit discloses that the detector has been removed or damaged, the PHA will immediately install another one and charge Resident a replacement cost, plus labor for installation.

If Resident, Resident's household or guest removes a battery or knowingly disconnects a smoke detector or intentionally damages a smoke detector causing it to malfunction, the Resident, not the PHA, is liable for any fire or smoke damage suffered by the Resident, household or guest as a result of the smoke detector not functioning properly.

If, during testing of the detector, Resident finds that the smoke detector is not working properly, he/she must notify this office immediately to request it be inspected and/or repaired. If Resident notifies the PHA in writing, then the PHA must inspect and repair or replace the smoke detector within seven (7) days of the request, according to State Law. If any damage is suffered because the Housing Authority failed to respond within this time, the PHA will be liable.

I/We certify that I/we have read the above and understand my/our responsibility to keep the smoke detector(s) provided in my/our apartment in working condition.

Yes ___ No ___ the smoke detector was working at the time I took possession of the dwelling unit.

Head of Household Signature

Date

Spouse/Co-Head/Other Adult Signature

Date

Other Adult Signature

Date