



SAN DIEGO  
HOUSING  
COMMISSION

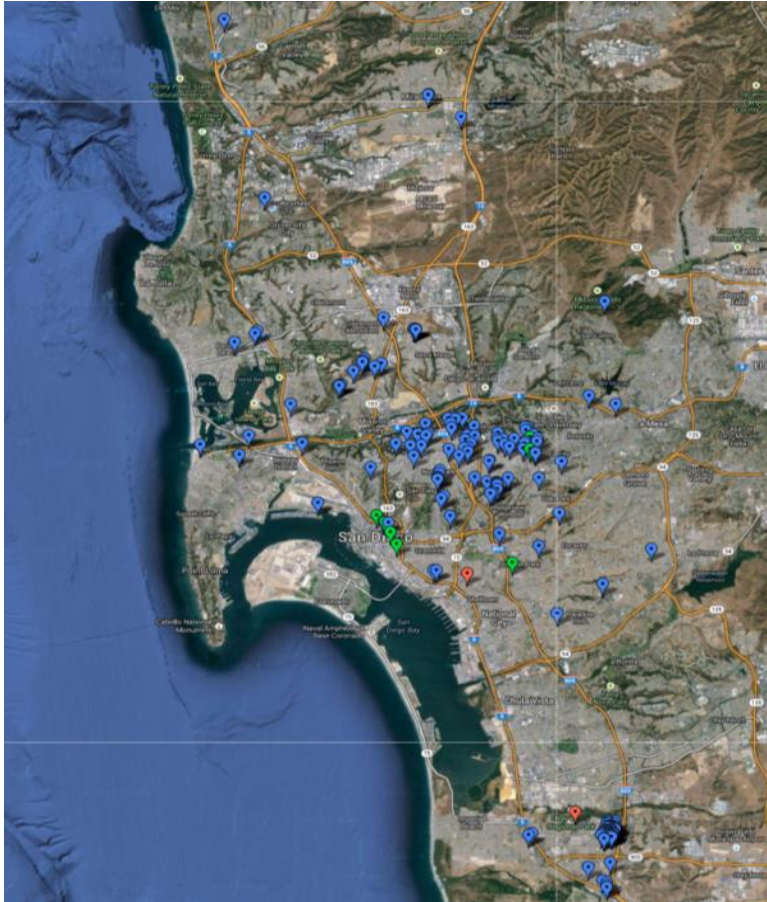
# San Diego Housing Commission Benefits of a Smoke-Free Policy

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Real Estate Division



# SDHC Smoke-Free Policy



[www.sdhc.org](http://www.sdhc.org)

## Portfolio Information

Public Housing  
8 properties  
189 units

Tax Credit  
2 properties  
170 units (1-40 unit prop double layered)

Affordable  
144 properties  
1,876 units

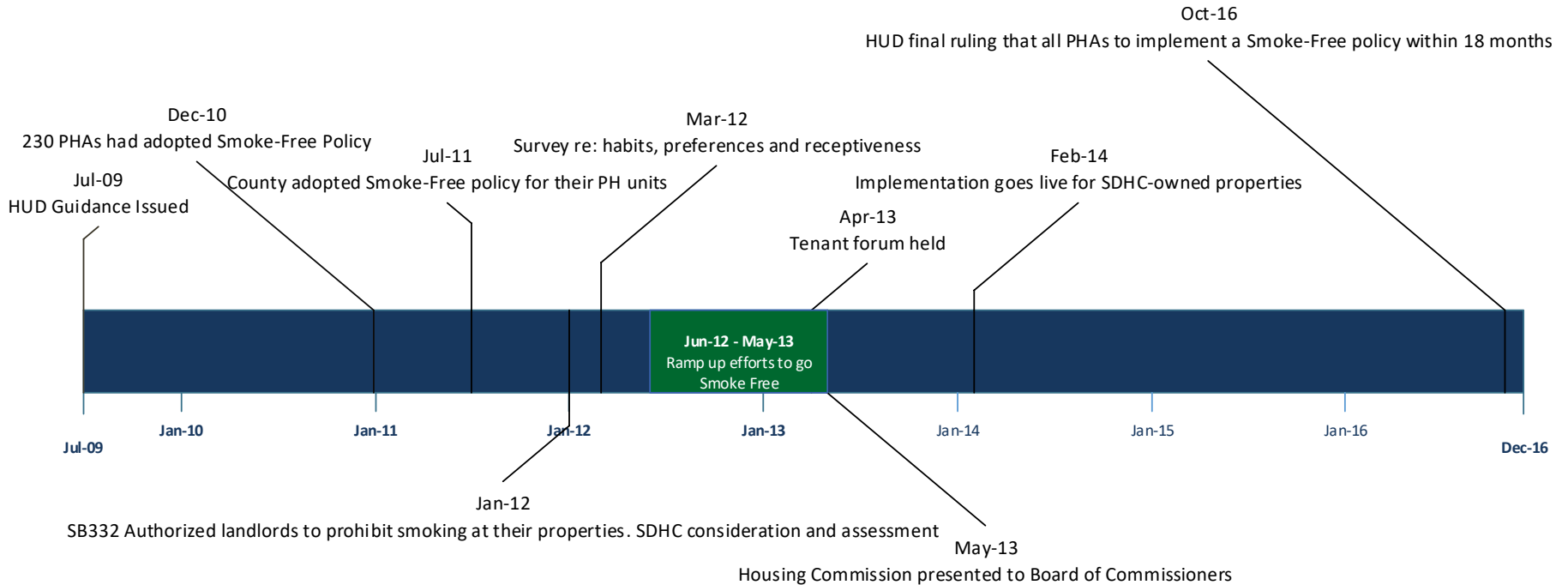
**Total**  
**154 properties**  
**2,195 units**

**Territory of 300 Square Miles**  
**11 total office locations**  
**50+ department staff members**



# SDHC Smoke-Free Policy

## SMOKE-FREE INITIATIVE



## DEFINITION OF SMOKING

- Inhaling
- Exhaling
- Burning
- Carrying any lighted cigar, cigarette, pipe, other smoking device
- Including, but not limited to tobacco, or any other weed or plant



Photo: Community located on Calle Primera in San Ysidro



## BENEFITS

### Fire Mitigation

- 18,000+ residential fires caused by smoking materials in 2012-2016, annually
- 590 deaths /1,130 injuries
- \$476 MM in property damage
- 23% of all home fire deaths

Source: Nat'l Fire Protection Association



### Improved Indoor Air Quality

- 2<sup>nd</sup> hand smoke
  - HVAC



## Reduction in Turnover Costs

### The Monetary Impact

Cost to Rehabilitate a Unit Where Smoking is Prohibited vs. a Unit Where Smoking is Allowed

|                  | Non-Smoking  | Light Smoking  | Heavy Smoking  |
|------------------|--------------|----------------|----------------|
| General Cleaning | \$240        | \$500          | \$720          |
| Paint            | \$170        | \$225          | \$480          |
| Flooring         | \$50         | \$950          | \$1,425        |
| Appliances       | \$60         | \$75           | \$490          |
| Bathroom         | \$40         | \$60           | \$400          |
| <b>TOTAL</b>     | <b>\$560</b> | <b>\$1,810</b> | <b>\$3,515</b> |

*Data reflects surveys from housing authorities and subsidized housing facilities in New England. Collected and reported by Smoke-Free Housing New England, 2009.*



## Other monetary benefits

- Insurance premium reduction
- Qualified Allocation Plan awards points for tax credits
- Reduction in staff time spent on litter control
- Marketing appeal resulting in less vacancies
- Administrative burden reduced
  - Reasonable accommodations
  - Mediation between residents

Smoke-Free Policy Sign Installation – 1.7.14  
University Canyon Apartments  
2052 Via Las Cumbres



# SDHC Smoke-Free Policy



## Soft Benefits -The Double Bottom Line

Overall health and well-being

Change in community dynamic

Increase in discretionary income;  
strengthening self-sufficiency

Better environment for SDHC employees  
and service providers







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# Questions?

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