

# Smoke-free Multi-Unit Housing: Cost Savings and other Benefits

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# Key Messages

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1. Impact on the indoor environment
2. The economic benefits of smoke-free housing policies
3. Perceived challenges v. reality



# BENEFIT: Healthier Indoor Environment

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- Improve indoor air quality
  - Up to 90% of time spent indoors
  - Smoke drifts between units





# BENEFIT: Healthier Indoor Environment

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- Eliminate second hand smoke (SHS) and reduce third hand (THS) smoke
  - Third hand smoke (THS) – residue from SHS that collect on clothing, hair, and fabrics in homes and cars.
  - Even with typical clean-up, low levels of THS can be detected.

# Annual National Cost Savings



**\$497 Million**

Estimated cost saving if smoke-free policies implemented in *all US subsidized housing*

**\$310 Million**

Secondhand smoke-related healthcare expenditures

**\$134 Million**

Renovation Expenses

**\$53 Million**

Smoking-attributable fire losses

Source: CDC 2014



# BENEFIT: Reduced 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	\$270	\$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*

*Source: Breathe Easy Coalition of Maine*





## BENEFIT: Increased Attention and Demand

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- Large majority of tenants prefer smoke-free policies in their buildings
  - Current smoking rate in America is 15%
- Some renters are willing to pay more
- Market Demand



# BENEFIT: Other Incentives

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- Enhance environmental “green” initiatives
- Tax Incentives
- Insurance discounts
- Helps to resolve conflict among tenants regarding smoking



# SMOKEFREE POLICIES - Myths v Facts



MYTH	FACT
Opening windows/improving ventilation systems eliminate second hand smoke (SHS)	SHS can't be completely eliminated in the indoor environment; there is no risk-free level of exposure to SHS
Vacancy rate increases with SF policy	No change or improved rate of vacancies
Constitute discrimination/ Freedom and rights of smokers	Smokers are not a protected class. Property owners can legally implement smoke-free policies.
Engender cost for enforcement	No change or less time for enforcement <ul style="list-style-type: none"><li>- Education planned as resident education</li><li>- Communication is key</li></ul>



# BENEFITS of a Smoke-free Policy

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1. Health benefits for residents, staff and visitors
2. Reduced risk of fire
3. Reduce potential legal liability for housing providers
4. Reduced unit turnover cost
5. Smoke-free housing is desirable and more marketable
6. Improve indoor air quality and overall indoor environment
7. Help resolve conflict among tenants



# Thank You

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Resources:

[www.epa.gov/iaq](http://www.epa.gov/iaq)