

**SMOKE-FREE OPTIONS AND KNOWLEDGE
IN
B.C.'S NON-PROFIT HOUSING SECTOR**

Report for the Heart and Stroke Foundation of BC & Yukon
Submitted by the BC Non-Profit Housing Association

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303-3860 East Hastings • Vancouver, BC V5K 2A9

Telephone: (604) 291-2600 • Fax: (604) 291-2636

INTRODUCTION

The following data was collected for the Heart and Stroke Foundation of BC & Yukon as part of the BC Non-Profit Housing Association Asset Analysis project. Between January and May of 2008, a total of 192 providers of non-profit housing responded to an extensive survey that included questions regarding smoke-free options and knowledge within the non-profit housing sector. Data collection is still ongoing, but the results presented in this report represent the findings from this preliminary dataset. These 192 societies represent 533 buildings (defined as a stand-alone structure, or a series of connected structures on one property) across the province. Approximately 40 of these 192 respondents (20%) did not substantially complete the survey and have thus been excluded from some analyses. Data was collected in three formats: online, electronic (.pdf), and paper.

The data is presented in three main sections: Smoke-Free Options, Smoke-Free Legal Knowledge, and Consent. Response rates are given for each section. The Smoke-Free Options section has information for each building, while the other two sections are specific to the non-profit societies in general. The data for each question is presented both in tabular and graphic form. Four questions allowed the respondent to select 'Other' and leave a comment. Where applicable, these comments are listed below the question and sorted by theme. In some cases a comment was mentioned multiple times; in these instances, the number of responses is given in brackets. Section 1.4 (Concerns about Smoke-Free Policies) presents data for survey questions where respondents were invited to 'Check all that apply', and thus the total number of responses in this section is greater than the number of respondents.

TABLE OF CONTENTS

1.0 GENERAL INFORMATION	3
1.1 NON-PROFIT PROVIDERS BY PORTOLIO SIZE	3
1.2 AVERAGE AGE OF HEAD OF HOUSEHOLD	3
2.0 SMOKE-FREE OPTIONS	4
2.1 FREQUENCY OF COMPLAINTS	4
2.2 PERCENTAGE OF TENANTS WHO SMOKE	5
2.3 SMOKE-FREE AREAS	6
2.4 CONCERNS ABOUT SMOKE-FREE POLICIES	8
2.5 SMOKE-FREE POLICY ADOPTION	10
3.0 SMOKE-FREE LEGAL KNOWLEDGE	11
3.1 COMMON AREAS	11
3.2 SPECIFIC UNITS	11
3.3 OUTDOOR PATIOS	12
3.4 ENTIRE BUILDING	12
3.5 NONE OF THE BUILDING	12
4.0 CONSENT QUESTIONS	13
4.1 HOUSING REGISTRY	13
4.2 SMOKE-FREE PILOT PROJECT	13

1.0 GENERAL INFORMATION

Total survey respondents	192
Total buildings represented	533

1.1 NON-PROFIT SOCIETIES BY PORTFOLIO SIZE

	Number of Societies	% of Total
Single building	127	66.1%
2 - 5 buildings	46	24.0%
6 - 9 buildings	7	3.6%
10 or more buildings	12	6.3%
	192	100.0%

1.2 AVERAGE AGE OF HEAD OF HOUSEHOLD

	Buildings	% of Total
19 - 29 years old	19	3.6%
30 - 49 years old	199	37.3%
50 - 64 years old	67	12.6%
65+ years old	146	27.4%
Don't know	60	11.3%
No response	30	5.6%
Other	12	2.3%
	533	100.0%

Other – Comments (n = 12)

[Note: because some non-profit housing providers operate more than one building, some comments were repeated by one respondent.]

18

19-29 years, 30-49 years, 50-64 years

30-49 years (family townhouses), 50-64 years (seniors apartments)

30-49 years, 50-64 years [5 responses]

30-64 years old

50-64 years, 65 years+ [2 responses]

n/a

2.0 SMOKE-FREE OPTIONS

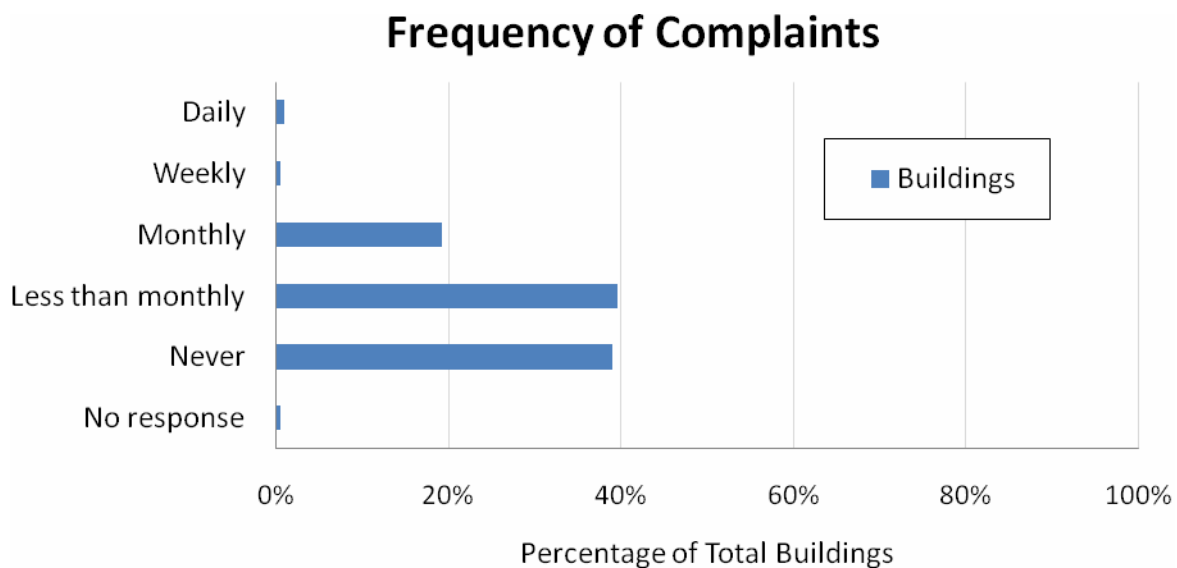
Did not answer Questions #60-64	32	16.7%
Respondents for this section	160	83.3%
Total survey respondents	192	100%

A total of 160 non-profit housing providers representing 500 buildings responded to at least one question in this section.

2.1 FREQUENCY OF COMPLAINTS

SURVEY QUESTION #60: How often do you get complaints from tenants about second-hand smoke entering their unit from a neighbouring unit or balcony?

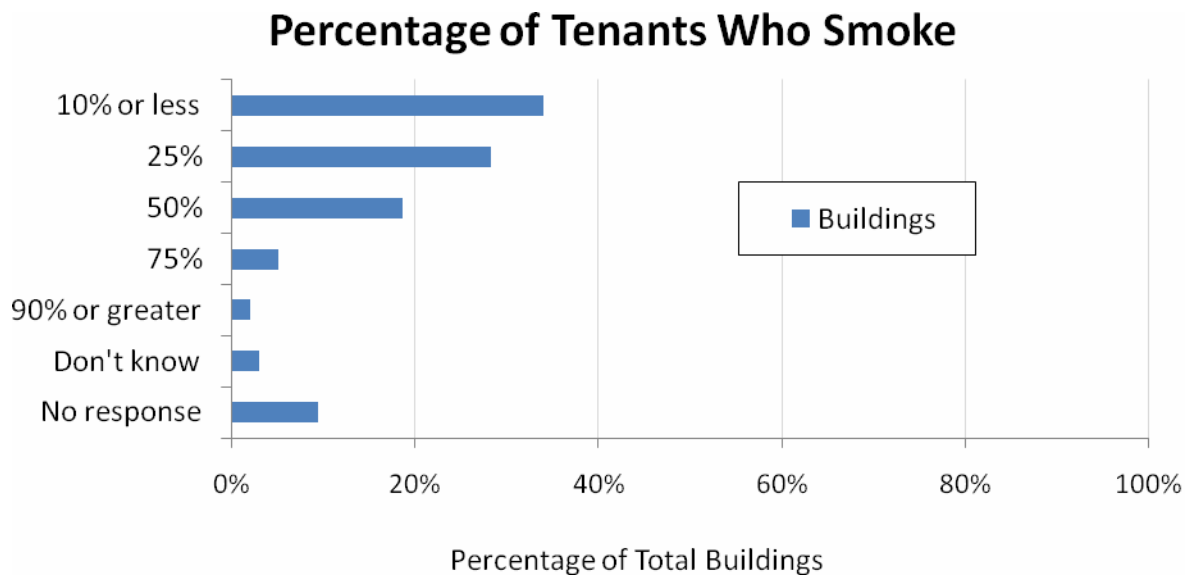
	Buildings	% of Total
Daily	5	1.0%
Weekly	3	0.6%
Monthly	96	19.2%
Less than monthly	198	39.6%
Never	195	39.0%
No response	3	0.6%
	500	100.0%



2.2 PERCENTAGE OF TENANTS WHO SMOKE

SURVEY QUESTION #61: Approximately what percentage of the building's units are occupied by people who smoke?

	Buildings	% of Total
10% or less	170	34.0%
25%	141	28.2%
50%	93	18.6%
75%	25	5.0%
90% or greater	9	1.8%
Don't know	15	3.0%
No response	47	9.4%
	500	100.0%

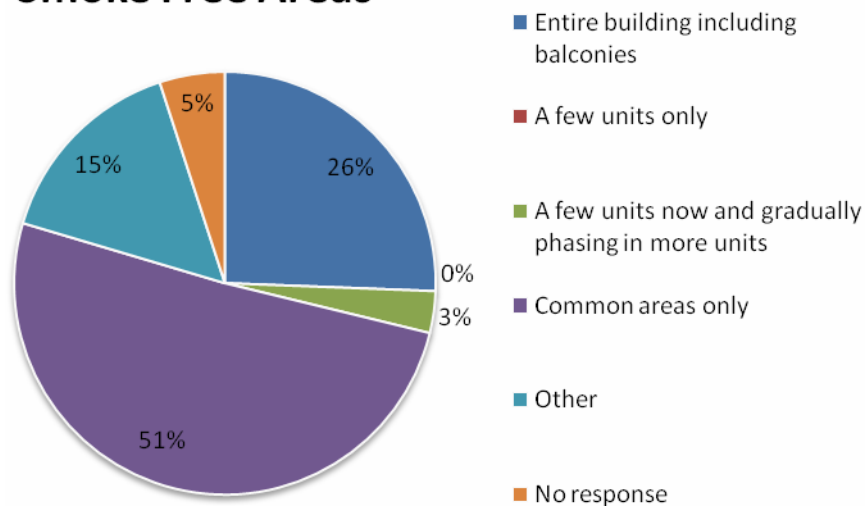


2.3 SMOKE-FREE AREAS

SURVEY QUESTION #62: Which, if any, areas of your building have been designated as smoke-free?

	Buildings	% of Total
Entire building including balconies	128	25.6%
A few units only	0	0.0%
A few units now and gradually phasing in more units	16	3.2%
Common areas only	254	50.8%
Other	77	15.4%
No response	25	5.0%
	500	100.0%

Smoke Free Areas



Other – Comments (n = 77)

[Note: because some non-profit housing providers operate more than one building, some comments were repeated by one respondent.]

Regarding grandfather clauses (n = 6)

Entire building (since 2006, but existing tenants covered by grandfather clause)

Entire building including balconies, 3 units have smokers grandfathered in.

Entire building including balconies, tenants who lived there prior to policy change allowed to

smoke in their unit

Entire building, but some suites with long-standing tenants grandfathered in [3 responses]

Regarding balconies and patios (n = 8)

All units and common areas, exception is individual patios

As of January 1st the building is now non-smoking, except for the balconies if your neighbor is not affected by the smoke

All units and common areas (not balconies) [2 responses]

Entire building excluding balconies [2 responses]

Entire building excluding private patios

Smoking allowed on patios or veranda

Regarding designated smoking areas (n = 24)

All units and common areas except for a vented smoking room

All areas except designated smoking areas [16 responses]

Entire building except for smoke room on lower floor

Entire building including balconies (1 designated smoking room)

Front indoor porch is the only smoking area [2 responses]

The house is smoke free - there is a ventilated smoke room

We have a designated smoking area that is just outside the dining area. This may change soon to an area further from the building.

All common areas except suites and designated indoor smoking area

Other comments (n = 39)

None [7 responses]

N/A - single family home [31 responses]

Near the office and daycare

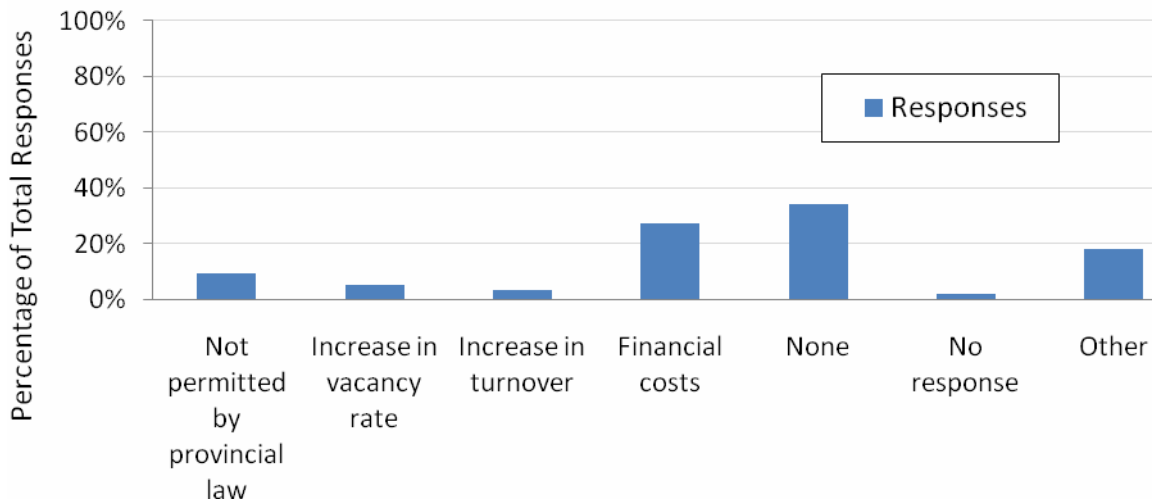
2.4 CONCERNS ABOUT SMOKE-FREE POLICIES

SURVEY QUESTION #63: What concerns would you have about designating your building or specific units or floors as smoke-free? Check all that apply.

	Responses*	% of Total
Not permitted by provincial law	60	9.6%
Increase in vacancy rate	33	5.3%
Increase in turnover	22	3.5%
Financial costs	173	27.5%
None	214	34.1%
No response	13	2.1%
Other	113	18.0%
	628	100.0%

*Multiple responses were permitted per building.

Concerns about Smoke-Free Policies



Other – Comments (n = 113)

[Note: because some non-profit housing providers operate more than one building, some comments were repeated by one respondent.]

Related to tenant group (n = 21)

This is not a problem, so few smokers

This has been a problem, so few smoke only in their units

High percentage of mental health clients smoke [2 responses]

Specific clientele

A higher proportion of seniors smoke than general population

Older population in the building

Low income folks - not realistic for our building

Tenants are of age that smoking is common, hard to quit

Impact on elderly smokers to quit *[2 responses]*

Reduced availability of low-cost / subsidized seniors housing *[6 responses]*

Most tenants are mental health patients and need to smoke for their meds

Acceptance that people are in crisis and this is not the priority for them

A lot of tenants are addicts and smoking helps

Our 'market' has a high proportion of smokers

Related to current practices (n = 34)

Most tenants are on board with a smoke-free policy

Most of the smoker smoke outside

As all smoking tenants smoke outside, we are now looking at how that affects others

This is a single family home *[29 responses]*

100% smoke-free building by coincidence; all tenants are smoke-free

We try to balance people's need to smoke with other's need to have a smoke free environment

Other comments (n = 58)

That hard core smokers will not comply and will maintain that we are violating their rights and that it could end up in court

Non-compliance *[2 responses]*

Stressing residents *[5 responses]*

Fear of fire due to people trying to hide their smoking

Increased tattling *[23 responses]*

BC Housing says no *[5 responses]*

We have been told by funder that this is not allowed (discrimination)

We were told by BC Housing that we cannot designate any as smoke free

Many varied concerns *[12 responses]*

Bring in gradually, don't want to come in hard and heavy

Tenants need a common area to smoke *[2 responses]*

Increased friction between residents / staff and organization

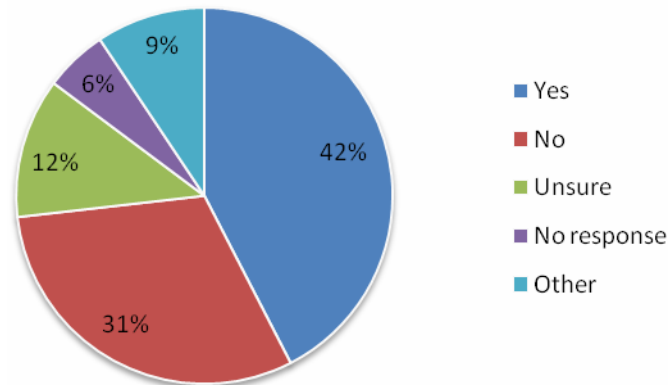
Lots smoke, but nowhere to go - don't want a smoke-free policy *[3 responses]*

2.5 SMOKE-FREE POLICY ADOPTION

SURVEY QUESTION #64: Are you considering adopting a smoke-free policy in some or all of your units in the future?

	Buildings	% of Total
Yes	212	42.4%
No	154	30.8%
Unsure	60	12.0%
No response	27	5.4%
Other	47	9.4%
	500	100.0%

Smoke-Free Policy Adoption



Other – Comments (n = 47)

[Note: because some non-profit housing providers operate more than one building, some comments were repeated by one respondent.]

Yes - at this time we do not rent to smokers

Not applicable [3 respondents]

Yes - already done [43 respondents]

3.0 SMOKE-FREE LEGAL KNOWLEDGE

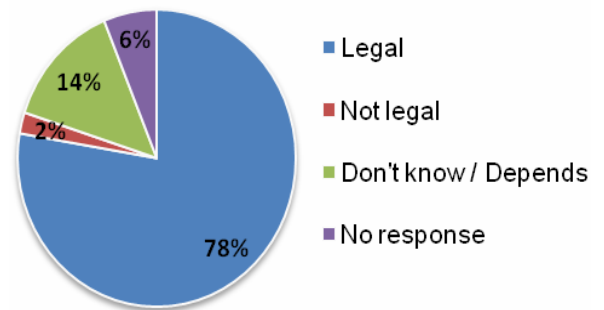
SURVEY QUESTION #175: Please check which, if any, areas that non-profit housing providers can legally designate as smoke-free: Common areas, specific units, outdoor patios, entire building, none of the building.

Respondents for this section	130	67.7%
Did not answer Question #175	62	32.3%
Total survey respondents	192	100.0%

3.1 COMMON AREAS

	Societies	% of Total
Legal	101	77.7%
Not legal	3	2.3%
Don't know / Depends	18	13.8%
No response	8	6.2%
	130	100.0%

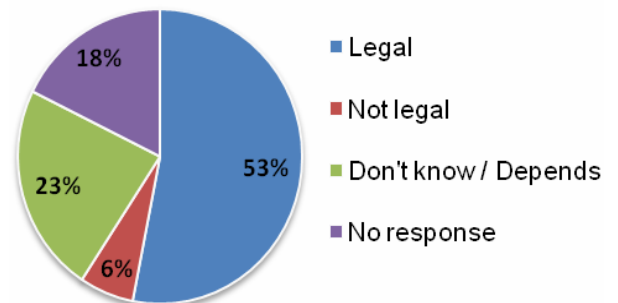
Common Areas



3.2 SPECIFIC UNITS

	Societies	% of Total
Legal	69	53.1%
Not legal	8	6.2%
Don't know / Depends	30	23.1%
No response	23	17.7%
	130	100.0%

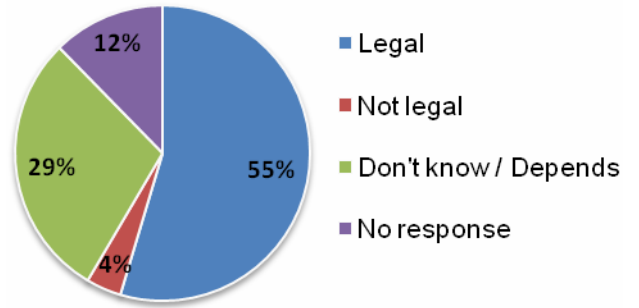
Specific Units



3.3 OUTDOOR PATIOS

	Societies	% of Total
Legal	71	54.6%
Not legal	5	3.8%
Don't know / Depends	38	29.2%
No response	16	12.3%
	130	100.0%

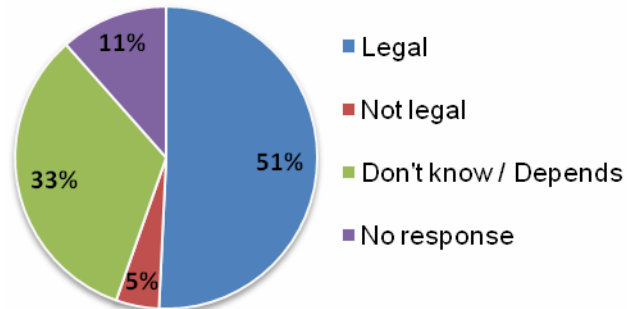
Outdoor Patios



3.4 ENTIRE BUILDING

	Societies	% of Total
Legal	66	50.8%
Not legal	6	4.6%
Don't know / Depends	43	33.1%
No response	15	11.5%
	130	100.0%

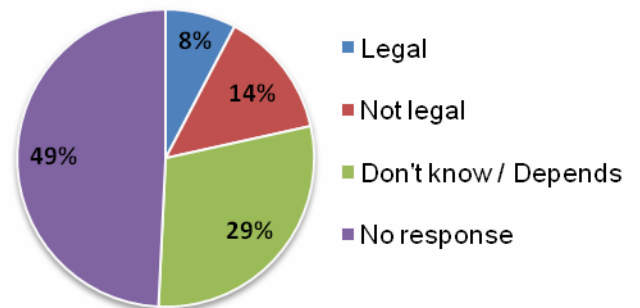
Entire Building



3.5 NONE OF THE BUILDING

	Societies	% of Total
Legal	10	7.7%
Not legal	18	13.8%
Don't know / Depends	38	29.2%
No response	64	49.2%
	130	100.0%

None of the Building



4.0 CONSENT QUESTIONS

Respondents for this question	153	79.7%
Did not answer either question	39	20.3%
Survey responses	192	100%

4.1 HOUSING REGISTRY

SURVEY QUESTION #196: The Heart and Stroke Foundation of BC & Yukon is creating a Housing Registry of buildings that have smoke-free options. If you have smoke-free options in your building or buildings, are you willing to have your organization added to the registry?

	Societies	% of Total
Yes	70	45.8%
No	32	20.9%
N/A	50	32.7%
No response	1	0.7%
	<hr/> 153	<hr/> 100.0%

4.2 SMOKE-FREE PILOT PROJECT

SURVEY QUESTION #197: Are you willing to be contacted by Context Research Ltd. on behalf of the Heart and Stroke Foundation of BC & Yukon to provide you with a Smoke-Free Pilot Project that will support landlords interested in adopting a smoke-free policy?

	Societies	% of Total
Yes	62	40.5%
No	85	55.6%
No response	6	3.9%
	<hr/> 153	<hr/> 100.0%