

# Tobacco Use in Multi-unit Housing Developments in Eden Prairie

Combined Data for **Smoking Permitted** Properties:

Briar Hill, Granite Place & Preserve Place

AND

Combined Property Manager Survey Results to Seven Properties

Prepared by: Hennepin County Public Health Assessment Team, October 2019



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## BACKGROUND

The City of Eden Prairie and Hennepin County Public Health, with technical support from the Live Smoke Free (LSF) a program of the Association for Nonsmokers-Minnesota (ANSR), have been leaders in trying to reduce the harms caused by tobacco.

Between 2007 – 2018 ANSR conducted outreach to the 42 rental properties within Eden Prairie and increased the number of smoke free policies from 0 to 22. ANSR staff provided implementation support, free signage and ongoing assistance to properties.

From 2016 – 2018 collaboration with Eden Prairie Fire Department began in order to address data that confirms smoking-related fires as the leading known cause of fire fatalities in housing in Minnesota. In addition, second and third-hand smoke can aggravate and lead to chronic health issues making it imperative to protect all residents living within multi-unit housing. Interaction and feedback from various Hennepin County fire departments resulted in the development of the ‘Live-Smoke Free Tool Kit for Fire Departments’ that includes education materials and strategies that departments can implement in order to advance smoke-free housing.<sup>1</sup>

In 2017, the MN State Fire Chief’s Association updated their public education messaging brochure to reflect pilot project messaging, “If you smoke, smoke outside.” Hennepin County and Live Smoke Free will continue to collaborate with local fire departments as an essential partnership to promote healthy and safe housing options for all residents.

In December 2018, Eden Prairie passed a policy increasing the sales age of tobacco products to 21, demonstrating their efforts to prevent and reduce tobacco use in their city.

In 2019 city, county and ANSR staff began reaching out to select multi-unit properties (both smoke free and smoking allowed) in Eden Prairie asking to survey property managers and residents on the topic of smoke-free housing. The goal was to learn about smoking habits in apartments, resident experience of secondhand smoke and opinions about smoke-free building policies for both where they live and for properties citywide. Seven properties agreed to collaborate, four with smoke-free policies and three without. Once confirmed, survey and resident outreach materials were provided (see appendix for all materials)<sup>2</sup>. Residents received \$10 Target gift cards for their participation and property managers received \$50 Target gift cards for their assistance.

The following report will share the results and recommendations of the surveys from 3 properties that *do not have a smoke-free policy* in place. Surveys were distributed to 313 units and 75 were returned. In addition, property managers completed their own survey to gauge their perceptions of smoking habits with their properties; results are also included within this report.

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<sup>1</sup> <http://www.mnsmokefreehousing.org/landlords/fire.html>

<sup>2</sup>

Resident survey cover letter - Appendix I  
Promotion Flyers - Appendix II  
Survey & gift card instructions Appendix III  
Resident survey - Appendix IV

## KEY FINDINGS

- The overall response rate was slightly low (24%); 75 out of 313 residents responded despite all being offered the opportunity. (An average response rate is 30% for this type of survey).
- The majority of respondents have lived in their apartment for no more than 5 years, vary in household size from 1-4 residents with more than half reporting as 26-55 in age.
- 10% of respondents expressed that the secondhand smoke is harming their health including exacerbating asthma, allergies, and headaches.
- The vast majority of respondents (82%) stated that they would support a smoke-free building policy.
- A majority of respondents state that they do support a citywide policy or ordinance requiring apartment buildings to be smoke free.

## RECOMMENDATIONS

1) Healthy and safe housing needs to be the right of *all* residents. In comparison to the 4 properties surveyed that *have* a smoke-free policy results show that properties *without* a policy have less household income, more people residing within the unit and are home to more races and ethnicities than the majority of white respondents living in smoke-free properties. Data shows that the most vulnerable populations to chronic disease are older adults, minorities and low-wealth and resourced residents<sup>3</sup>. Affordable housing is essential to health and well-being and these properties are meeting affordability needs. However, we recommend that healthy housing is equally essential and therefore, we strongly encourage the implementation of a smoke-free policy in conjunction with resident engagement in the process.

2) Utilize Hennepin County Public Health and Live Smoke-Free staff to provide free technical assistance on policy creation, complimentary signage for inside and outside the property and resident education and engagement. Once a policy is in place Live Smoke Free can provide compliance strategies, cessation services and other support needs as requested by the property manager.

3) If considering policy implementation property managers may want to do another survey due to low response rate within this data. Hennepin County Public Health and Live Smoke-Free staff can discuss how we can support your efforts.

## RESIDENT SURVEY RESULTS

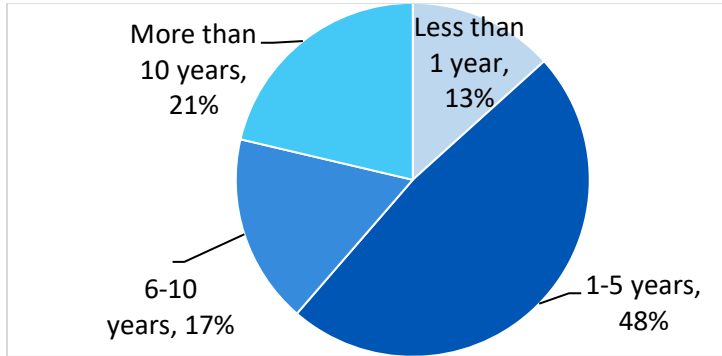
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<sup>3</sup> <https://www.hennepin.us/your-government/research-data/shape-surveys>

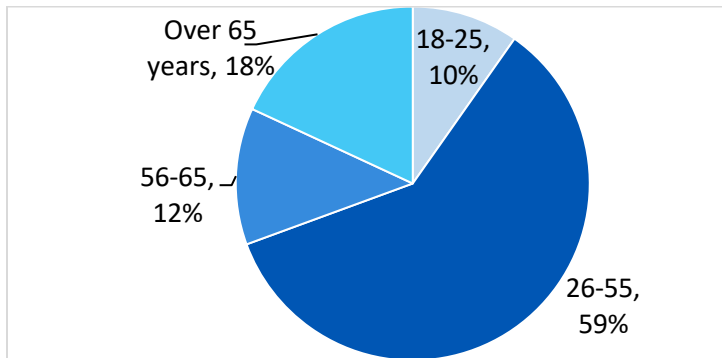
## DEMOGRAPHICS

Total respondents: 75 unless stated otherwise

### Length of stay in apartment building



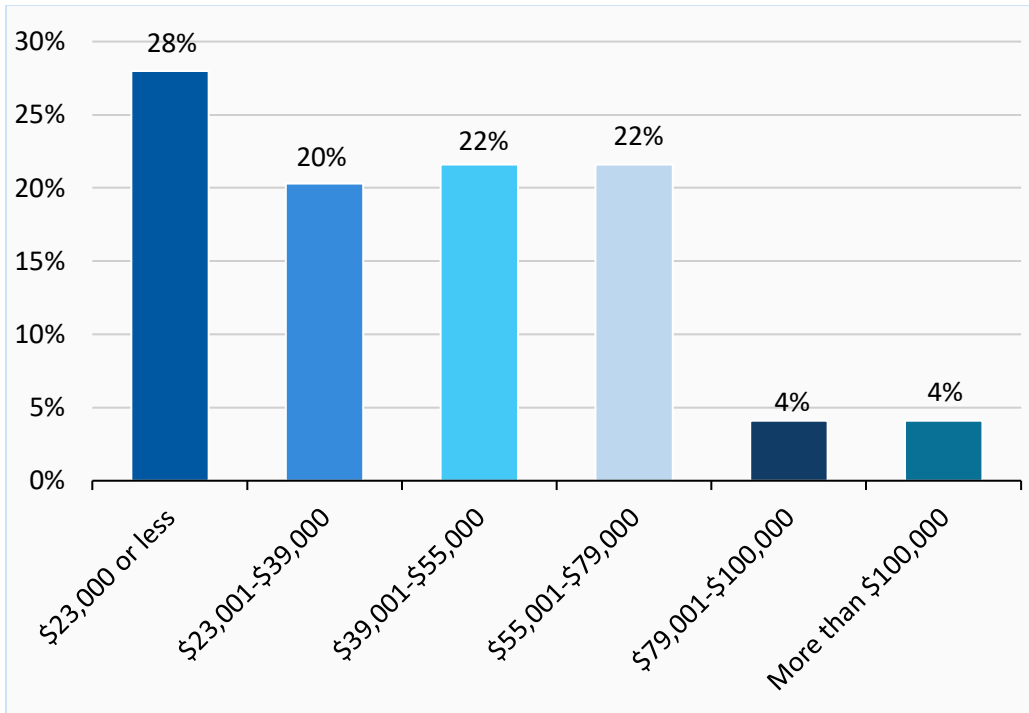
### Age N=73



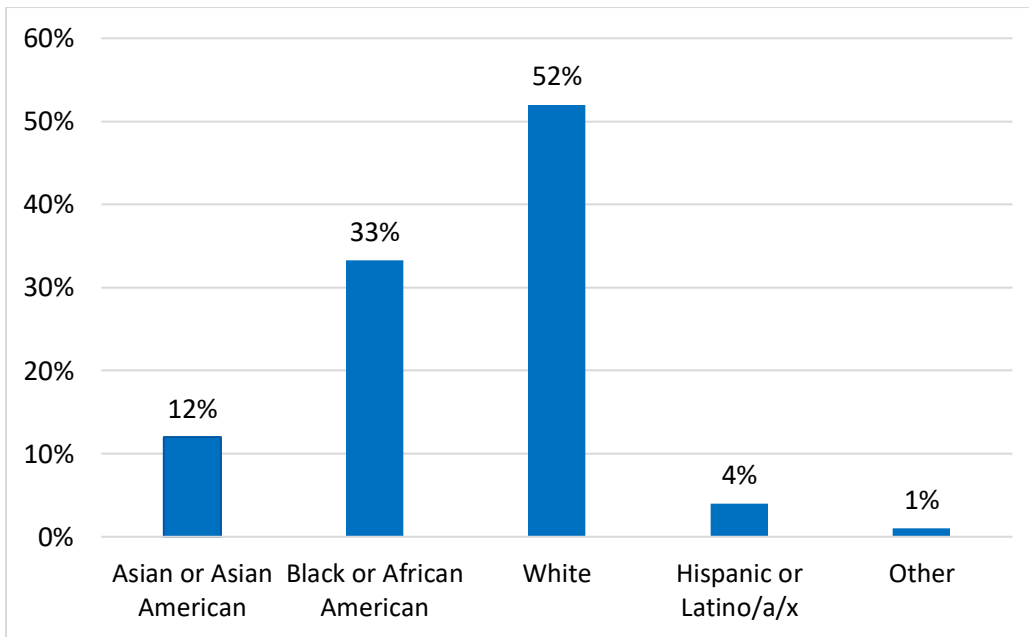
### Household size

	%
HH size 1	41%
HH size 2	27%
HH size 3	12%
HH size 4	13%
HH size 5	3%
HH size 6	1%
HH size 7	3%

### 2018 household income N=74



Selected race/ethnicity



SMOKING RULES INSIDE APARTMENT

If applicable, what type of receptacle do you use to put out your lit tobacco product(s)?  
Check all that apply.

	# of respondents
Ash tray	10
Tin can	4
Receptacle provided by management company outside the building	2
Sidewalk / patio floor	1
Garbage	0
Sink then garbage	0

Do you allow people, including yourself, to smoke tobacco products (cigarettes, cigars, e-cigarettes, cigarillos, water or regular pipes, hookahs and bidis) in / around your apartment?  
Check all that apply.

	# of respondents
Smoking is NOT allowed anywhere inside my apartment	65
Smoking IS allowed in some places in my apartment	12
Smoking IS allowed anywhere in my apartment	5
Smoking IS allowed on my patio / deck/porch/garage	1

## SMOKING BEHAVIOR & EXPOSURE

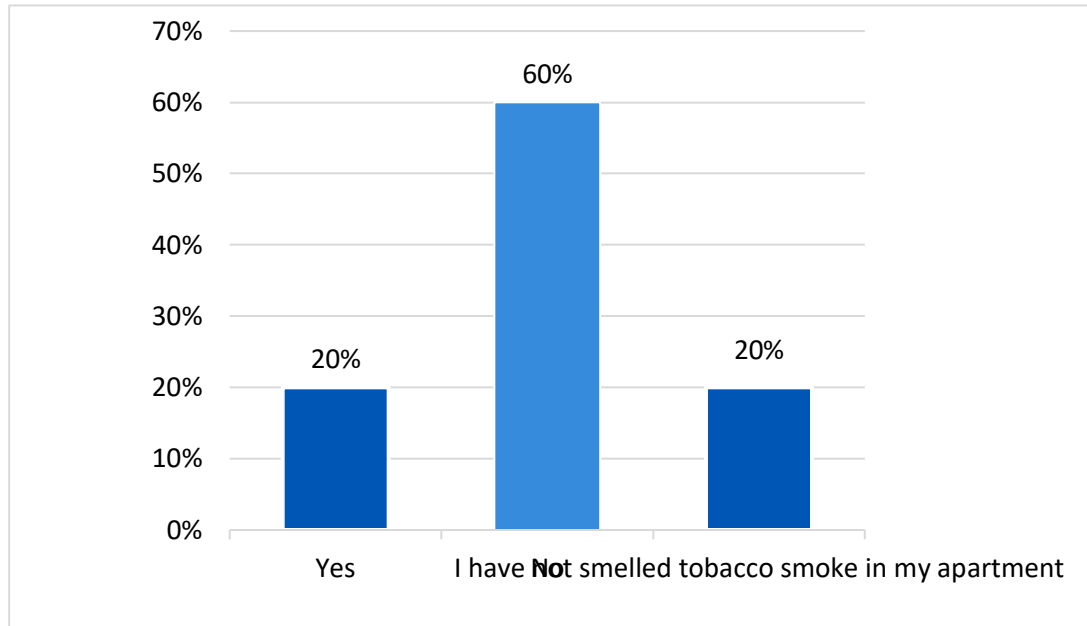
In the past month, have you used the following tobacco products? Check all that apply.

	# of respondents
I don't smoke	63
Cigarettes	11
E-cigarettes/vapes	4
Cigars	0
Hookahs	0
Cigarillos	0
Water or regular pipes	0
Bidis	0

How often do you smell tobacco smoke coming into your apartment from another unit or outside?  
**N=75**

Everyday	A few times a week	A few times a month	A few times a year	Never
15% (n=11)	21% (n=16)	12% (n=9)	9% (n=7)	43% (n=32)

Have you reported your tobacco exposure in your apartment to your landlord? **N=50**



**If no, why not?**

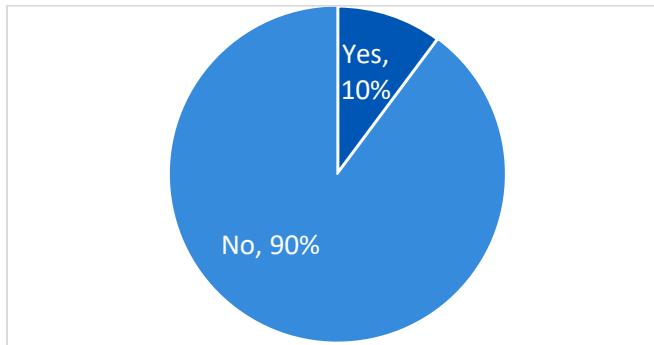
- Because it comes from the patio door
- because when it is summertime the wind plowed
- busy
- close the windows
- Couldn't know the source
- didn't think it would do any good
- Didn't want to be a bother/complain
- don't think they would do anything anyway
- few and far in between
- Granite place cannot take care of its old, nearly falling building and trash, I don't expect them to care about tobacco smoke exposure.
- I didn't think there was anything they could do about it.
- I don't know
- I don't know where coming from
- I haven't been able to catch the landlords when I am home.
- I select my battles - Don't want to be a complainer
- I think that is not my private property, this is why...
- If someone is smoking outside, I close my windows and doors
- It is not too much of a problem. We stay inside our flat in case we sense smoke smell.



- it was several times and I was ok with that. I closed apt windows.
- Lack of availability
- Not sure where it's coming from
- Not too strong
- Rarely happens
- Rarely happens/not a bother
- They didn't respond

Do you believe you, or anyone in your household, has experienced any health problems related to tobacco smoke entering your apartment?

**N=49**

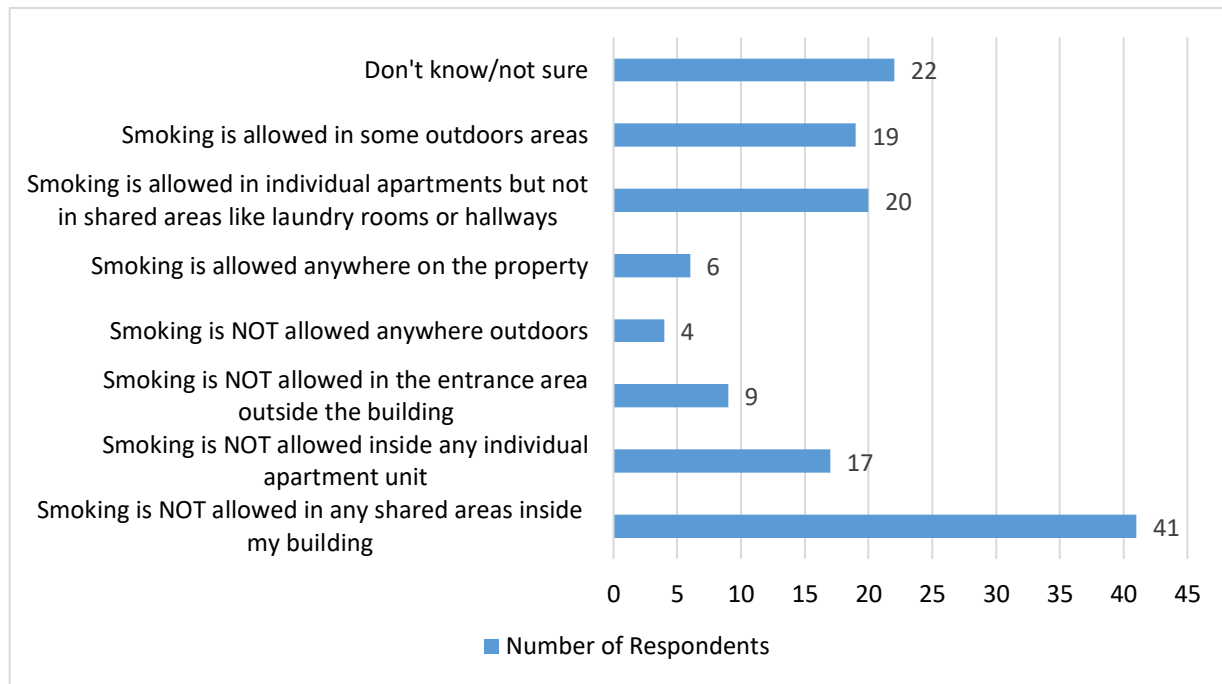


If yes, what were the health problems?

- Allergies (2)
- Asthma
- Sinuses (2)
- Headaches
- Takes breath away

## SMOKING RULES

Which of the following statements best describes the rules made by your landlord about tobacco

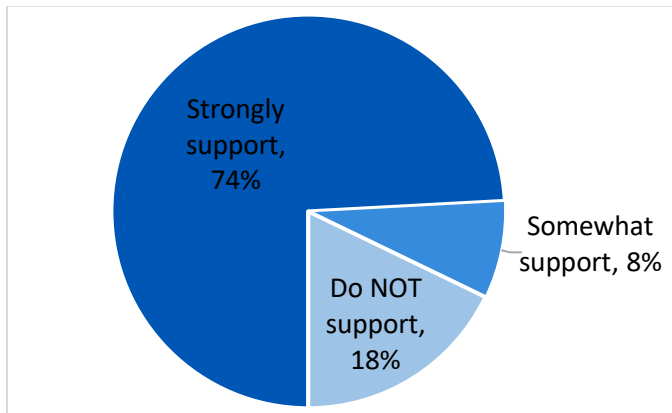


smoking in your apartment building? Check all that apply:

## PERSONAL EXPERIENCE & PREFERENCES

Total respondents: 75 unless stated otherwise

How much would you support a smoke-free (no-smoking) policy in all individual apartments within your buildings?



When you are looking for a place to live, what do you look for? Rank the following with 1 being most important and 5 being least important:

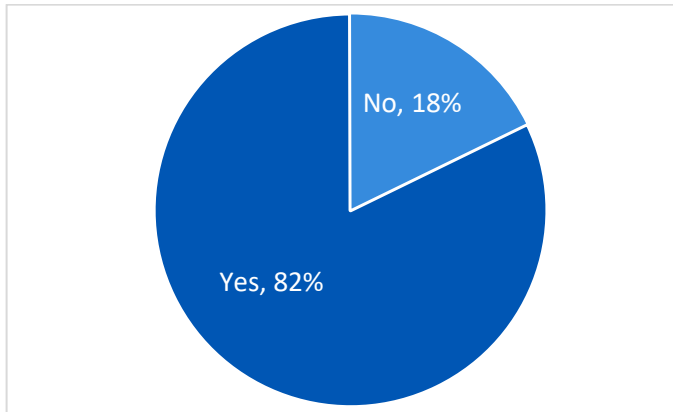
	Rank #1	Rank #2	Rank #3	Rank #4	Rank #5	No rank (checked)	Percent citing in top 3
Housing cost	57%	11%	11%	5%	2%	15%	79%
Proximity to work/school	14%	31%	20%	20%	9%	7%	65%
Good school district	22%	14%	17%	14%	27%	7%	53%
Smoke-free policy	15%	19%	18%	19%	21%	8%	52%
Transportation	4%	14%	18%	30%	32%	4%	36%

Other important things to look for:

- Clean and quiet
- Clean apartment building and helpful management
- diversity
- Maintenance
- Parking - safety
- Safe neighborhood
- Safety is important
- security, peaceful neighbors
- utilities

Would you support a citywide policy or ordinance requiring apartment buildings to be smoke free? (e.g. not allow smoking anywhere inside the building)

**N=73**



## COMMENTS

- Smoking cigarettes in a building should be a definite No! Secondhand smoke kills too and I smell it in the hallways every day. Vaping? Maybe...? Smoke-free property? Maybe just 15 ft from the entrance but smoke-free building? Absolutely!
- Even though people are not supposed to smoke in common areas, I often have to walk through smoke-filled air before entering the laundry room, or upon entering or leaving a hallway or stairwell, and very often when I am getting my mail from the mailbox. No smoking on premises would solve these problems.
- Hope that the smoke free policy inside the units will be put into force soon.
- I always assumed the apartments would be smoke free for a variety of reasons. Never smelled it in the building/apartment until living here recently. Now it will be something I'll look for when deciding on an apartment in the future, if I don't buy a house first. Secondhand smoking is serious. My aunt died of lung cancer and never smoked a day in her life. However, she lived with people that smoked all of the time. I don't want to take away someone's right to smoke, however people need to be courteous of others. There are elderly people that live here and are on oxygen. It is definitely not good for them. Plus it makes the building stink.
- I am very happy to live in this apartment, and advice to continuous cleaning and safety.
- I do not want people smoking in apartments
- I do see a lot of cigarette buds around my apartment complex and smokers around the area, although it is not coming into my apartment (smell, debris) which is good.
- I do not mind smoking, but you should have to go to a designated area. Be mindful of people when you are on your porch.
- I fully support NO smoking! Thank you for this.
- I have never smoked in my life. I wish my apartment would be smoke-free. Thanks
- I like this place.

- I really don't like to be around smoking.
- I suggest to give smoke guys to special place to smoke rather than the building area. Thanks
- I think it's great to start promoting smoke free buildings inside and out. My neighbors smoke outside which makes it challenging for me to have my windows open. I hope this gets passed.
- I think that a policy prohibiting smoking on even balconies should be put in place. This should be in coordination with smoking in a public place or being so far from a public exit/entrance.
- I wasn't aware smoking was still allowed in individual apartment units. I was under the assumption it was not permitted by state statute.
- I would really love if this apt. would be smoke free because our neighbors smoke and we have to close our window and sliding glass door every time they smoke. Thank God they don't smoke their weed out on the balcony anymore since I complained to management.
- My neighbor below smokes every day and she's constantly running her bathroom fan/coughing every day. It's a distraction especially with smoke coming upstairs as well.
- My preference to live in building where no one is smoking. Also, I do not appreciate seeing and stepping into dogs/pet releases on the grass in our apartments.
- Need new method for entrance to the garage, I don't feel safe because anyone can get into the apartment building without a key.
- Need to clean the hallways better have a person to monitor the hallways; kids are destroying the place
- Other important things when looking for a place to live include trash, clean hallways, crime, and car parking. A few things: 1) when reporting smokers, nothing happens, 2) why question on race, 3) trash smelling, 4) Hallway, outdoor camera
- Personally, I am not smoking, so I wish to live with neighbors who are not smoking as well. In addition, tobacco smoke makes me to be sick. Especially my grandson has an asthma, so any smoke/tobacco smoke is so harmful for him. Thank you!
- Prefer smoke-free building
- Smoke free environment
- Smoke on patio only
- Smoking kills. Please refrain from smoking
- Smoking outside is ok as long as I can close my windows/doors so it will not come inside. (I do not smoke, nor do I allow my children to be by someone who is smoking).
- We have almost no problem w/tobacco smoke in or around building, we do smell marijuana on an almost daily basis, in the hallways. The marijuana smell is very obvious and it is a nuisance we would particularly like to be addressed.
- When I go through the hallways I often smell weed (mary jane). It is a strong smell that is very undesirable not to mention dangerous. Please let residents know not to smoke in the building.
- While I no longer smoke, I strongly believe in personal rights. It should be up to the property owner to create and enforce smoking rules for the property they own. Government - especially at the local level - needs to stay out.

## PROPERTY MANAGER SURVEY

The Property Manager Survey is designed to learn about smoke-free readiness & compliance, maintenance costs to units, and perceptions of resident needs in relation to smoke-free housing. Property Managers received a \$50 gift card to distribute, collect, and provide resident with \$10 gift card at completion as well as complete the following survey. The following results are from all seven properties, four with a smoke-free policy and three without.

### KEY FINDINGS

- Three managers' report that they believe 26-75%+ residents are smokers (percentages of how many vary) and 5 out of 7 report that residents submit complaints about secondhand smoke.
- It costs approximately \$1,380 more to clean/turn-over an apartment that has been smoked in.
- The majority have some variation of a smoke-free rule/policy in place.
- 71% of respondents stated that they get complaints from residents about secondhand smoke in the building.
- The majority of respondents (86%) already have some type of smoking restrictions in place for their property.
- When asked what concerns property managers have about implementing a smoke-free policy 3 or more responded with the following:
  - Higher turnover rates
  - Higher vacancy rates
  - Increased staff time for enforcement
  - Resident complaints

The demand and expectation for smoke-free housing is growing throughout Minnesota among all property types. Hennepin County Public Health (HCPC) and Live Smoke Free (LSF) have worked closely with properties across the housing spectrum transitioning to smoke free for over 20 years. They have extensive expertise and resources available to make your transition smooth and as easy for you as possible. Whether you are looking to comply with state clean indoor air laws, considering adoption of a comprehensive smoke-free policy, would like to expand your current policy, are like compliance and enforcement support, or are interested in cessation resources, HCPH and LSF currently have funding available to assist you.

## SURVEY RESULTS

Total respondents: 7 unless stated otherwise

### PROPERTY PROFILE

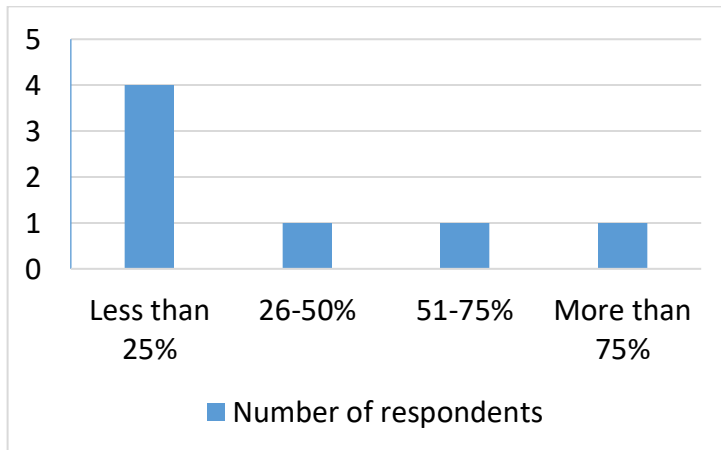
Monthly rental range:

- One bedroom \$40 - \$1580
- Two bedroom \$1125 - \$2230
- Three bedroom \$1569 - \$1979
- Studio \$869 - \$1315

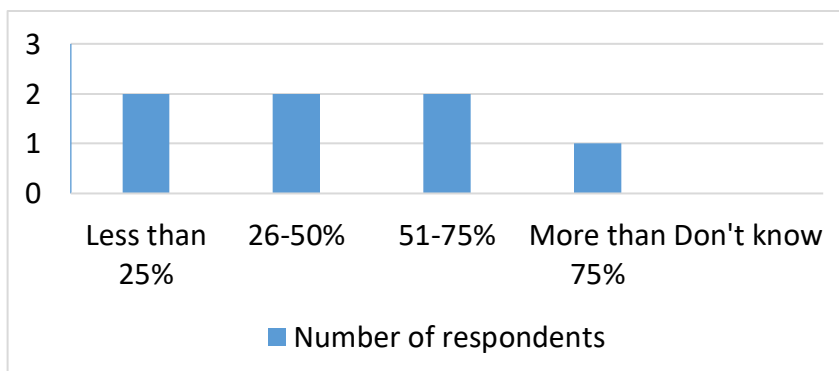
Do you participate in a voucher/low-income housing program?

- 2 report participating in a low-income housing program: Section 8
- 5 report not participating

In your estimation, what percentage of your rental units have tenants who smoke living in them?

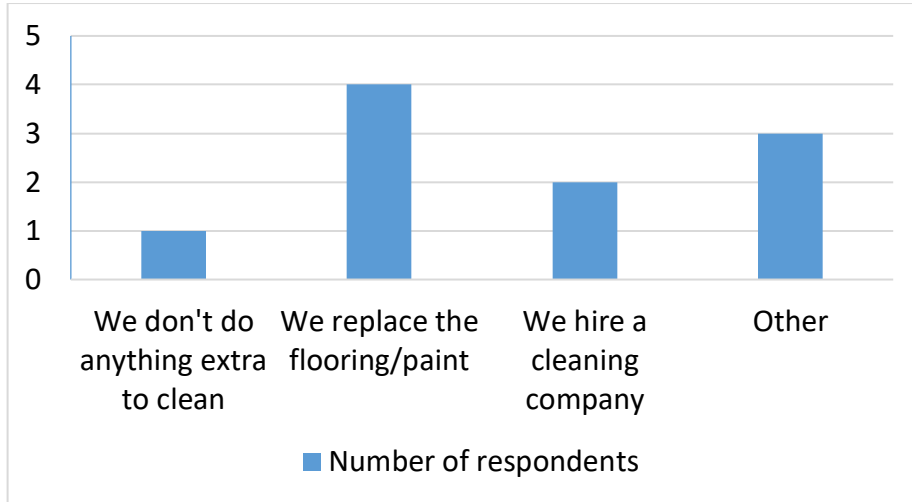


Approximately what percentage of your rental units have families with children living in them?



## APARTMENT MAINTENANCE

How much effort do you spend cleaning apartments that have been smoked in? Check all that apply:



“Other” responses:

- Need to clean fixtures, lights, ceiling tile, carpet paint
- We gut the unit depending on condition
- Paint/Carpet clean

How much on average do you spend in cleaning/turn-over costs in apartments that have been **smoked in**?

**N = 5**

ANSWER: \$2,000

How much on average do you spend in cleaning/turn-over costs in apartments that have been **smoke-free**?

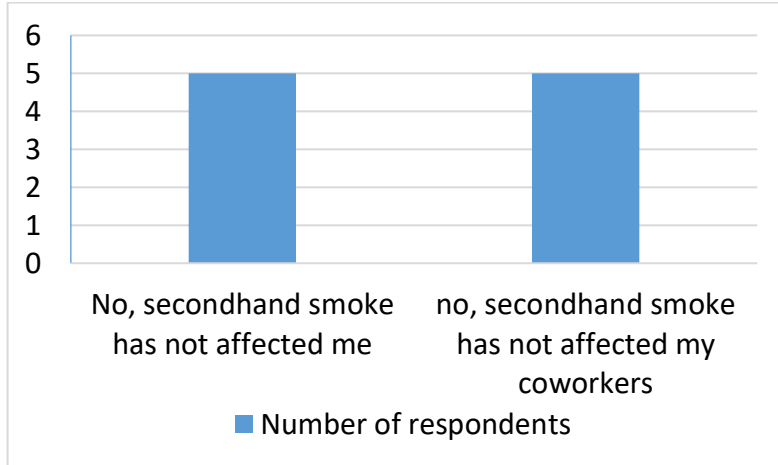
**N = 5**

ANSWER: \$620

## HEALTH OF EMPLOYEES

Have your or your co-workers health been negatively impacted by second hand smoke on the property?

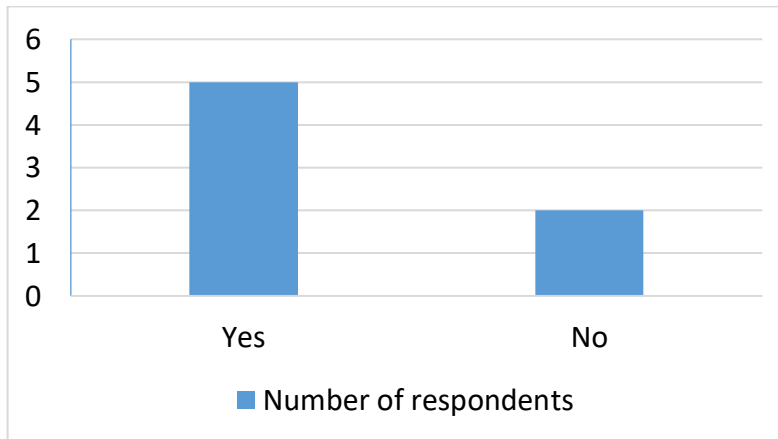
Check all that apply:



## RESIDENT EXPERIENCE

Total respondents: 7 unless stated otherwise

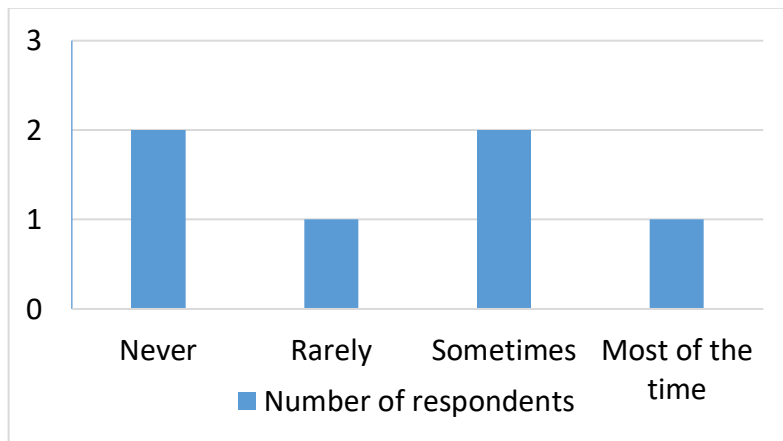
Do you get complaints from tenants about secondhand smoke?



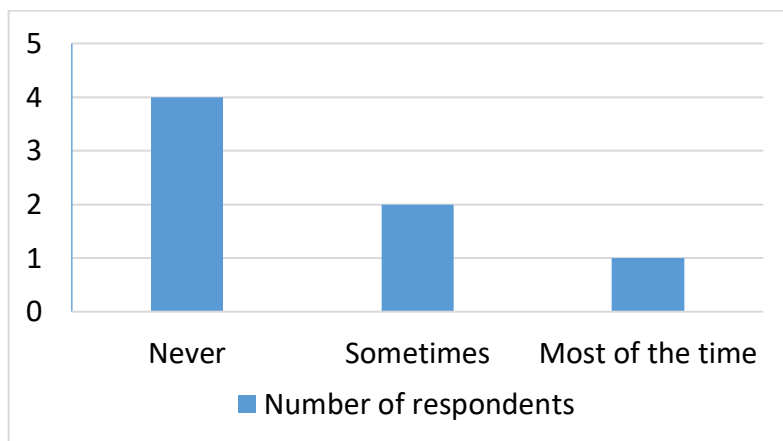


How often do you get a request from a potential tenant for a non-smoking unit?

N=6



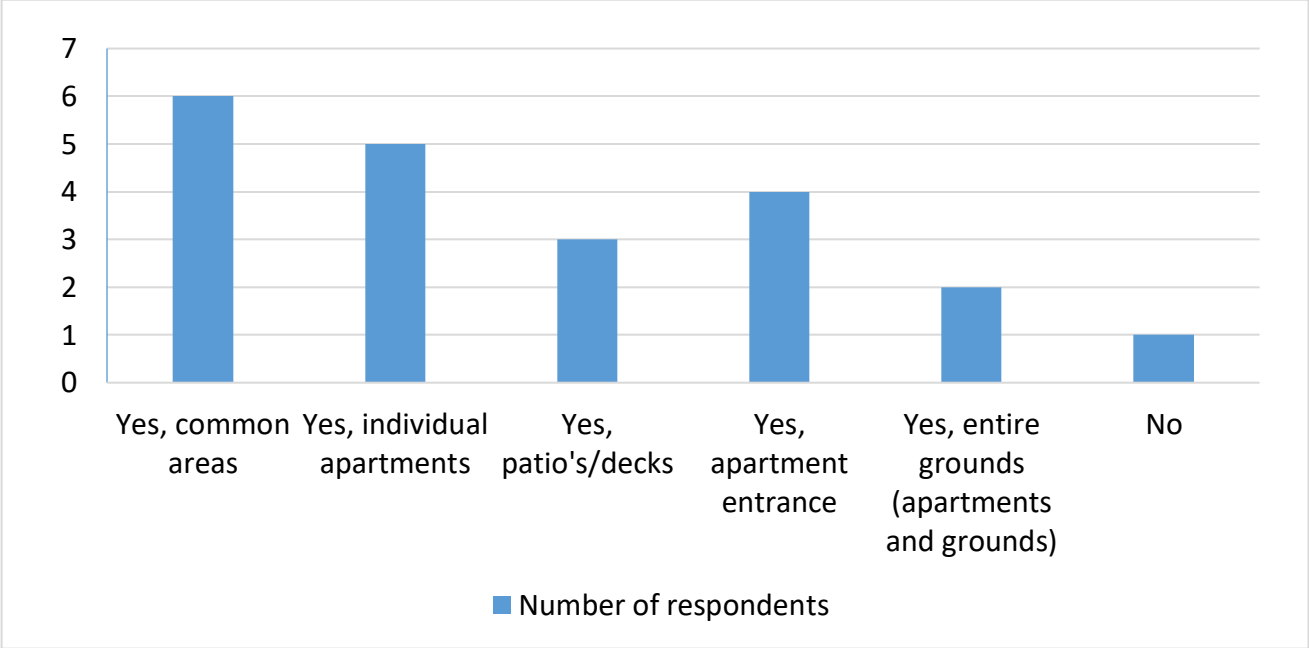
How often do you get a request from a potential tenant for a smoking unit?



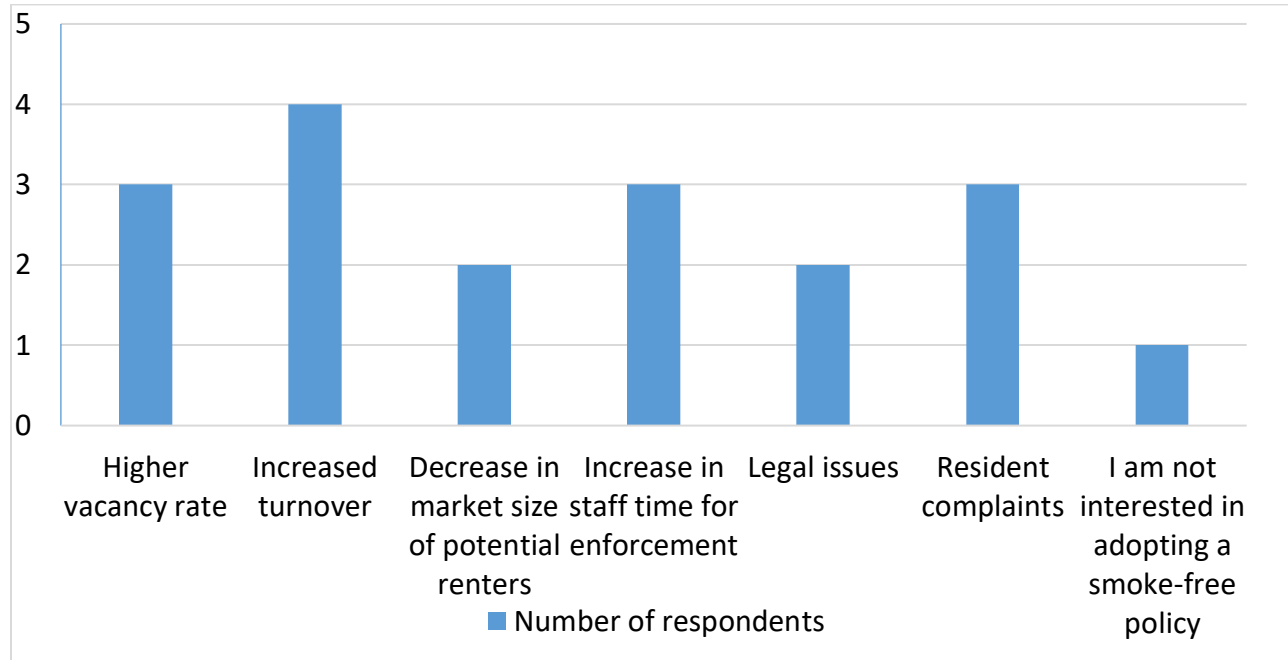
### SMOKE FREE READINESS

Total respondents: 7 unless stated otherwise

Do you prohibit the smoking of cigarettes, cigars, e-cigarettes, or other tobacco products in listed buildings/properties? Check all that apply:



If you manage a property without a smoke-free policy, please indicate what concerns you have about restricting smoking in any of your units and/or building(s)? Check all that apply:



Who makes policy decisions for your building/property?

- Management/owners (3)
- Steven Scott Management
- Regional and Vice President
- Mainstreet Companies Inc
- Property Manager

How interested are you in adopting a smoke-free policy in your building?

**N=6**

- 1 responded Somewhat interested
- 2 responded I don't make policy decisions, please contact
  - Mainstreet companies
  - Property manager
- 3 responded I already manage a property (or properties) with a smoke-free policy, and would consider implementing a policy at other property (or properties) that I manage.

What additional support/resources do you need to consider adopting a smoke-free policy in your building?

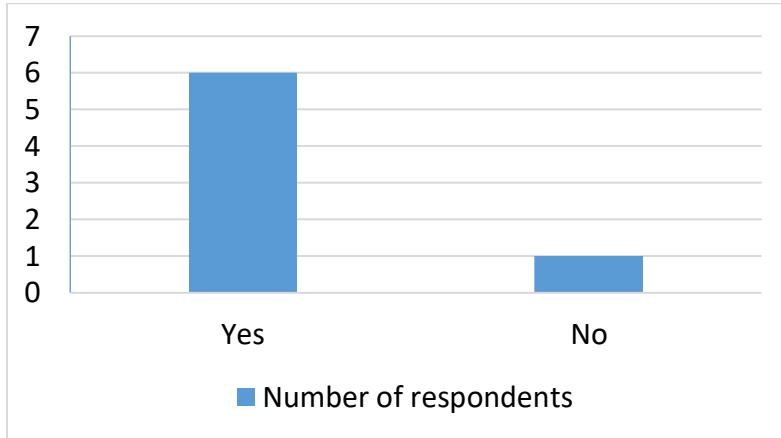
**N=2**

- 1 responded Conduct tenant survey to measure tenant readiness
- 1 responded Conduct lunch and learn for building/property staff

## FIRE SAFETY

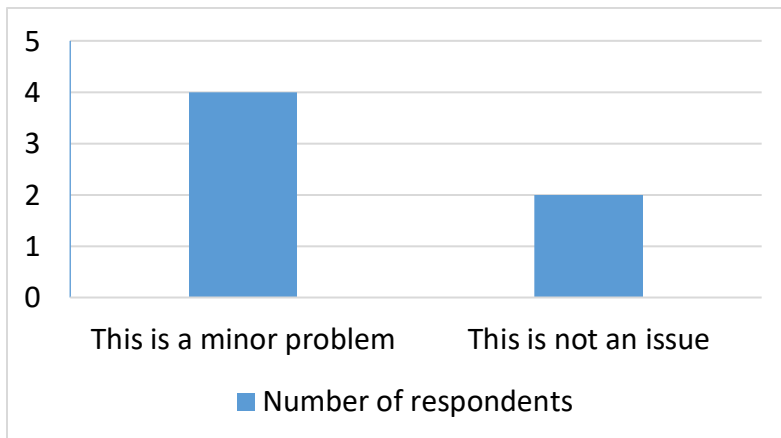
Total respondents: 7 unless stated otherwise

Do you offer receptacles for residents to dispose of their lit tobacco product(s) outside or in common smoking areas?



Is physical damage by cigarette smoke an issue for your property?

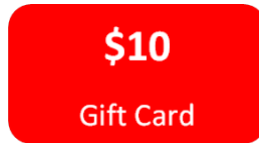
**N = 6**



## COMMENTS

- We have been smoke free for years. However, occasionally we have people attempt to smoke in unit. Damage to ceiling tiles in bath and film on walls can be a sign. Any complaints are investigated. Sometimes it's difficult to catch since we can't barge into a unit. We have a designated area away from the building and doors outside. We do get complaints since the smokers bring the smell into the building with them after they have smoked. We are smoke free and all units are smoke free.

## Appendix I – Survey Cover Letter



# Get paid for your opinion!

Dear Resident,

The City of Eden Prairie is conducting a resident survey that asks questions of adults who live in apartment buildings in the city. The City is interested in learning about smoking in apartments, and what you think about secondhand smoke and smoke-free policies.

As a thank you for your time, you will receive a \$10 Target store gift card for completing the survey.

The survey should be completed by the head of household, and only one survey should be completed for each household.

- Answering the questions on the survey will take about 5-10 minutes.
- Your answers are important, and all questions must be answered to receive the gift card.
- Completion of the survey will not affect your ability to live in your apartment.
- Your answers will be kept private, and will be combined with the answers from many other people taking the survey.
- No one will know which answers are yours.
- A summary of results will be shared with your property manager, but your manager will not see specifically how you answered the questions.

Please follow the instructions on the half sheet with yellow highlight that is provided in this packet to return the survey and get your \$10 gift card.

For information about this survey or if you have any questions, please contact Rose Hauge.

Sincerely,

Kassy Nystrom

Senior Health Promotion Specialist  
Hennepin County Public Health Department  
Statewide Health Improvement Partnership (SHIP)  
Minnesota


Rose Hauge

Policy and Outreach Specialist  
Live Smoke Free Program  
Association for Nonsmokers-

Email: [rose@ansrmn.org](mailto:rose@ansrmn.org)  
Phone: 651-646-3005

**Thank you for your participation!**

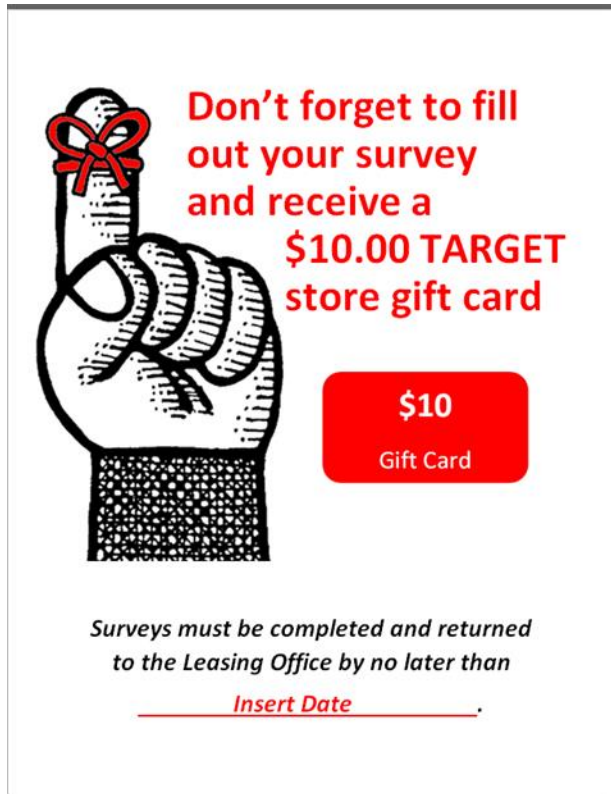
Appendix II - Promotion Flyers



**\$10**  
Gift Card

# Get paid for your opinion!

Watch for your survey  
the week of  
**(insert information).**



**Don't forget to fill out your survey and receive a \$10.00 TARGET store gift card**

**\$10**  
Gift Card

*Surveys must be completed and returned to the Leasing Office by no later than Insert Date.*

## Appendix III- Gift card instructions

### Smoke-Free Housing Resident Survey Instructions

Thank you very much for completing this important survey. We value your input about secondhand smoke and smoke-free policies. We are offering one \$10 Target gift card per household as a thank you for your time and contribution.

To receive the gift card, please follow these steps:

1. Place the completed survey in the envelope provided. All questions must be answered to receive the gift card.
2. Bring your completed survey to (insert location and dates). The last day to turn in surveys is (insert date). When you return your survey to the office, you will receive your gift card.

Thank you for your participation!

## Appendix IV – Resident Survey

### Eden Prairie Renter Survey - Smoking Permitted in Building

#### 1. The apartment that you live in:

a. In total, how long have you lived in your current apartment building?

- Less than 1 year
- 1-5 years
- 6-10 years
- More than 10 years

#### 2. Smoking rules inside your apartment:

a. What type of receptacle do you use to put out your lit tobacco product(s)? Check all that apply

- Ash tray
- Tin can
- Sink then garbage
- Garbage
- Sidewalk / patio floor
- Receptacle provided by management company outside the building
- I don't smoke

b. Do you allow people, including yourself, to smoke tobacco products (cigarettes, cigars, e-cigarettes, cigarillos, water or regular pipes, hookahs and bidis) in / around your apartment? Check all that apply:

- Smoking is NOT allowed anywhere inside my apartment
- Smoking IS allowed anywhere in my apartment
- Smoking IS allowed in some places in my apartment
- Smoking IS allowed on my patio / deck/porch/garage

#### 3. Smoking behavior and exposure to tobacco smoke:

a. In the past month have you used the following tobacco products? Check all that apply

- Cigarettes
- Cigars
- E-cigarettes/vapes
- Cigarillos
- Water or regular pipes
- Hookahs
- Bidis
- I don't smoke



b. How often do you smell tobacco smoke coming into your apartment from another unit or outside?  
Check all that apply.

- Everyday
- A few times a week
- A few times a month
- A few times a year
- Never

**If “never” skip to question #4**

c. Have you reported your tobacco smoke exposure in your apartment to your landlord?

- Yes
- No – if no, why not: \_\_\_\_\_
- I have not smelled tobacco smoke in my apartment

d. Do you believe you, or anyone in your household, has experienced any health problems related to tobacco smoke entering you apartment?

- Yes - If yes, what were the health problems? \_\_\_\_\_
- No

e. In the last 12 months have you spent money on the following because of secondhand smoke in or around your apartment? Examples include: cleaning supplies, dry cleaning, air purifiers, door and/or window seals.

- Yes
- No

**4. Smoking rules made by your property manager/management company:**

a. Which of the following statements best describes the rules made by your landlord about tobacco smoking in your apartment building? Check all that apply:

- Smoking is NOT allowed in any shared areas inside my building (e.g. laundry rooms, hallways, stairwells, etc.)
- Smoking is NOT allowed inside any individual apartment unit
- Smoking is NOT allowed in the entrance area outside the building
- Smoking is NOT allowed anywhere outdoors
- Smoking is allowed anywhere on the property
- Smoking is allowed in individual apartments but not in shared areas like laundry rooms or hallways
- Smoking is allowed in some outdoors areas
- Don't know/not sure

**5. Your thoughts about smoke-free apartments:**

a. How much would you support a smoke-free (no-smoking) policy in all individual apartments units within your buildings?

- Strongly support
- Somewhat support
- Slightly support
- Do NOT support

b. When you are looking for a place to live, what do you look for? Rank the following with 1 being most important and 5 being least important:

\_\_\_\_ Housing cost

\_\_\_\_ Proximity to work/school

\_\_\_\_ Transportation

\_\_\_\_ Good school district

\_\_\_\_ Smoke-free policy

Other \_\_\_\_\_

c. Would you support a citywide policy or ordinance requiring apartment buildings to be smoke free? (e.g. not allow smoking anywhere inside the building)

- Yes
- No

**6. About you:**

a. What is your age?

- 18-25 years
- 26-55 years
- 56-65 years
- Over 65 years

b. Which of the following do you consider yourself? (Check all that apply.)

- Asian or Asian American
- Black or African American
- White
- American Indian or Alaska Native
- Native Hawaiian or Pacific Islander
- Hispanic or Latino/a/x
- Other: \_\_\_\_\_

c. What was your 2018 household income? This was your total income before taxes, or gross income, of all persons in your household combined for last year.

- \$23,000 or less
- \$23,001-\$39,000
- \$39,001-\$55,000
- \$55,000 -\$79,000
- \$79,001-\$100,000
- More than \$100,000

d. **Including yourself**, how many adults and children live in your household? Please enter a number on each space below.

\_\_\_\_ Number of children age 0-17

\_\_\_\_ Number of adults age 18-65

\_\_\_\_ Number of adults age 65 and older

**7. Please share any other thoughts you may have**

Contact Information

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Association for Non-smokers, Live Smoke Free: [Rose@ansrmn.org](mailto:Rose@ansrmn.org)

