



LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

"WE NEED A ROOF OVER OUR HEADS"

REVIEW AND COMMENT

NO SMOKING POLICY REVISION

SCHEDULED EFFECTIVE 01/01/2026

06/09/2025:

The Housing Authority of the City of La Crosse (LHA) has completed a review of its No Smoking Policy with intentions to update. These updates are available for your review in the enclosed "draft" No Smoking Policy document.

The proposed Housing Authority of the City of La Crosse No Smoking Policy Revision shall be presented to the Board of Commissioners for adoption on 07/09/2025, effective 01/01/2026.

Please submit any questions or comments regarding this information to us in writing to:

Housing Authority of the City of La Crosse
No Smoking Policy Review and Comment
1307 Badger Street
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Housing Authority of the City of La Crosse

No Smoking Policy

As required by HUD, the Housing Authority of the City of La Crosse is hereby adopting a policy to forbid smoking on all Housing Authority of the City of La Crosse owned property. It does not prohibit smoking by public housing residents. It just states where they cannot smoke. This policy shall go into effect on July 1, 2018.

A. PURPOSE:

This policy was developed to:

1. Protect tenants from the medical hazards of second-hand smoke;
2. Protect lives and property from fires due to smoking accidents; and
3. Reduce turnover costs associated with smoke damage in our residential units.

B. DEFINITIONS:

Prohibited tobacco products. ~~Items that involve the ignition and burning of tobacco leaves, such as (but not limited to) store bought or hand-rolled cigarettes, cigars, and pipes. This includes water pipes and/or hookahs. All electronic nicotine delivery system (ENDS) products such as (but not limited to) vaporizers, vape pens, hookah pens, e-cigarettes, and e-pipes.~~

Restricted areas. ~~Smoking is not allowed in or on any Housing Authority of the City of La Crosse owned property.~~

Covered individuals. This policy covers not only everyone living on the property, but also all guests and visitors. Each resident is responsible for his or her guests or visitors. Violations of this policy by an aide, guest or visitor will be considered to have been made by the resident(s) head of household.

Smoke. The vaporous system made up of small particles of carbonaceous matter in the air, resulting mainly from the burning of material, including, but not limited to, cigars, cigarettes, electronic cigarettes, vaping devices, or other tobacco products.

Smoking. Inhaling, exhaling, breathing, burning, carrying, or possessing any lighted cigar, cigarette, pipe, electronic smoking device, other tobacco products, or other similarly lighted material causing smoke or vapor in any manner or form, including the use of medical marijuana, and the burning of incense.

Smoking Materials. Materials used in the act of smoking, including, but not limited to, cigarettes, cigars, tobacco, pipes, electronic smoking devices, matches, lighters, incense, sage, or other similar products.

Smoke-Free Areas. Dwelling units, common areas within any building including entryways, hallways, stairwells, restrooms, community rooms, sun rooms, and laundry facilities. This policy also includes all outdoor areas within 25 feet of all airways to any Housing Authority of the City of La Crosse property, including windows, door openings, garage doors, and air intake systems.

C. THE POLICY:

Beginning July 1, 2018, no prohibited ~~tobacco products~~ Smoking Materials will be allowed to be used inside of, on or within 25 feet of all airways to any Housing Authority of the City of La Crosse owned property. Areas include, but are not limited to, rental and administrative offices, parking areas, maintenance facilities, community centers, day care facilities, playgrounds, laundry facilities, and similar structures. Residents, aides, visitors, and guests are all covered by this policy.

No person shall be permitted to dispose of smoking materials on the ground at any time. Cigarette butts and all smoking material must be appropriately disposed of in a decent, safe, and sanitary manner. Additionally, all persons shall be prohibited from disposing of lighted smoking materials in any trash receptacle.

Any costs incurred by the Housing Authority of the City of La Crosse due to a violation of this policy by a resident, an aide, visitor, or guest shall become the financial obligation of the resident.

D. PHASE-IN PERIOD:

All residents will need to sign an addendum to dwelling lease ~~new lease~~ incorporating this policy into the lease ~~and or~~ sign the a form attached to ~~the end of this~~ document acknowledging their understanding of the No Smoking Policy.

The Housing Authority of the City of La Crosse has formed a partnership with the La Crosse County Health Department to assist people who want to begin their effort to quit smoking ~~even before the new No Smoking Policy goes into effect.~~. People desiring a referral should contact the Housing Authority of the City of La Crosse. If the La Crosse County Health Department cannot accept a resident or applicant into its stop smoking program, this is not a valid reason to continue smoking. This policy must be complied with in all situations.

~~While the policy will not take effect until July 1, 2018, the Housing Authority of the City of La Crosse urges its smoking residents to begin their transition to a smoke-free life as soon as possible. The Housing Authority of the City of La Crosse recognizes that quitting smoking is a difficult task and urges its residents to give themselves as much time as possible to make the transition.~~

~~Residents living in the property when this policy is adopted, have time to make the transition. This will not be the case for smokers admitted after the effective date of this policy.~~ The fact that one smokes is not a valid reason for rejecting an applicant for public housing. However, smokers admitted after the effective date of this policy are expected to comply with the policy immediately upon their admission to public housing. For this reason, the Housing Authority of the City of La Crosse ~~may will~~ offer a referral to a smoking cessation program both upon a request to join the public housing waiting list and upon reaching the top of the waiting list and getting close to being offered a public housing unit. Whether one takes advantage of the referral is totally up to the applicant.

E. REASONABLE ACCOMMODATION REQUESTS:

An addiction to nicotine or smoking is not a disability. That stated, a person with a disability may request a reasonable accommodation if they are a smoker. Reasonable accommodations will be made, where warranted, as quickly as possible.

F. PENALTIES FOR VIOLATING THIS POLICY:

If a resident, aide, visitor, or guest violates this policy the following penalties shall be enforced:

First Offense	Oral Warning
Second Offense	Written Warning
Third Offense	Written Warning and a Referral to a Smoking Cessation Program if the violator is a resident
Fourth Offense	\$50 fine
Fifth Offense	\$100 fine
Sixth Offense	Eviction

First Violation: Written violation warning. May include a referral to a smoking cessation program if the violator is a resident.

Second Violation: Written Notice to Remedy or Vacate letter advising final notice prior to termination.

Third Violation: Termination of lease.

If the violator is an aide, visitor, or guest; the graduated penalty steps will start over with each annual lease renewal. There is no start over for a resident.

The Authority retains the right to perform unit inspections for any resident that has violated this policy.

All penalties assessed against a resident will be documented in the resident's file.

G. DISCLAIMER:

The Housing Authority of the City of La Crosse's adoption of this policy does not change the standard of care it has for the living units or common areas. The Housing Authority of the City of La Crosse specifically disclaims any implied or express warranties concerning the air quality in either the living units or common area. There is no warranty or promise that the air will be smoke free.

RESOLUTION NUMBER: 2203

DATE ADOPTED: JULY 12, 2017

REVISED: XXXX XX, 2025

Housing Authority of the City of La Crosse

I, _____, acknowledge receipt of a copy of the Housing Authority of the City of La Crosse's No Smoking Policy and the fact that it has been explained to me. I have read the policy and understand that the violation of the policy can lead to my and my family's eviction from the property.

Name Date

Name Date

Name Date

Name Date

Name Date

Name Date