

American Lung Association of California
Center for Tobacco Policy and Organizing
Statewide Apartment Owner/Manager Study
Released October, 2005

Number of respondents = 300

1. Just to confirm, would it be best to describe your company as one that primarily owns apartment buildings, one that primarily manages apartment buildings, or both?

Owner-----	16%
Manager-----	39
Both -----	45

2. What is the best title to describe your position with the company?

Owner/partner/president -----	10%
Site/Property manager-----	83
Other employee -----	8

3. OK, for most of this survey I will be asking you about your views on second-hand smoke. Second-hand smoke refers to tobacco smoke that is inhaled by people who are not smoking themselves, but are near people who are smoking. Would you say that second- hand smoke is or is not harmful to people who inhale it?

Is harmful -----	86%
Is not harmful -----	7
DK/NA -----	7

4. Would you say that second-hand smoke is very harmful to people who inhale it, somewhat harmful, or not too harmful?

Very harmful-----	73%
Somewhat harmful-----	23
Not too harmful -----	2
DK/NA -----	2

5. Just based on your sense of things, do you think that second-hand smoke can drift from one apartment to another in an apartment building?

Yes -----	69%
No-----	24
DK/NA -----	7

6. And do you think that second-hand smoke can drift from outside an apartment building into an apartment?

Yes -----	80%
No-----	16
DK/NA -----	4

7. California law allows apartment owners to have non-smoking units if they choose to do so. Do you currently allow smoking in all of your company's apartment units, some of them, or none of them?

All -----	84%
Some-----	6
None -----	5
Other/Depends -----	0
DK/NA -----	6

8. About what percentage of your company's apartment units are non-smoking? _____

Mean = 35%
 Median = 13%
 0% = 11%
 0-50% = 34%
 51-85% = 22%
 Not sure = 33%

9. Please tell me if your company definitely would, probably would, probably would not, or definitely would not consider setting aside non-smoking apartment units under each of the following circumstances:

	DEF <u>WOULD</u>	PROB <u>WOULD</u>	PROB <u>NOT</u>	DEF <u>NOT</u>	DK/ <u>NA</u>
a. If your tenants requested it-----	21%	35%	14%	4%	26%
b. If studies showed that there was high demand for non-smoking apartments-----	19	43	11	3	23
c. If you could charge higher rent for non-smoking apartments-----	17	25	18	13	28
d. If you knew it would reduce costs associated with cleaning up apartments-----	26	33	13	5	23
e. If you knew it would reduce your fire and liability insurance rates-----	31	36	8	4	21

10. Under these circumstances, what percentage of your company's apartment units would you be willing to set aside as non-smoking? You can use any number from 0 to 100. _____

Mean = 44%
 Median = 50%
 0% = 10%
 2-10% = 10%
 11-49% = 10%
 50% = 17%
 51-99% = 8%
 100% = 12%
 Not sure = 33%

11. Have you ever had to deal with complaints from tenants about second-hand smoke drifting into their apartments?

Yes-----	44%
No-----	56
Other-----	0
DK/NA-----	0

12. Now, were you aware that current state laws prohibit smoking in indoor common areas of apartment buildings, such as the lobby, stairwells, and laundry rooms, or is this something you were not aware of until now?

Yes-----	74%
No, was not aware of-----	25
Other-----	0
DK/NA-----	1

13. In your company's apartment buildings, are the laws against smoking in indoor common areas always enforced, usually but not always enforced, occasionally enforced, or are they never enforced?

Always enforced----- 54%
 Usually enforced ----- 9
 Occasionally enforced ----- 8
 Never enforced ----- 18
 Depends----- 1
 DK/NA ----- 10

14. Now, some people have proposed a law that would prohibit smoking in outdoor common areas of apartment buildings, such as courtyards, swimming pools, and children's play areas, and allow smoking only in a designated outdoor smoking area. Would you favor or oppose a law like this?

	STR.	S.W.	S.W.	STR.	DK
	<u>FAV</u>	<u>FAV</u>	<u>OPP</u>	<u>OPP</u>	<u>NA</u>
Outdoor -----	45%	22%	9%	15%	8%

15. Does your apartment building currently have any rules limiting smoking in outdoor common areas?

Yes ----- 24%
 No----- 75
 DK/NA ----- 1

16. Next, some people have proposed a law requiring all apartment buildings in your city to offer non-smoking sections, where all the apartments, patios, and balconies in that section were smoke-free. This would be similar to the way that hotels offer non-smoking floors. Does this proposed law requiring non-smoking apartment sections sound like something you would favor or oppose?

	STR.	S.W.	S.W.	STR.	DK
	<u>FAV</u>	<u>FAV</u>	<u>OPP</u>	<u>OPP</u>	<u>NA</u>
Non-smoking section -----	36%	21%	14%	18%	12%

17. What if this law applied only to apartment buildings with 10 units or more? If that were the case, does this proposed law requiring non-smoking apartment sections sound like something you would favor or oppose?

	STR.	S.W.	S.W.	STR.	DK
	<u>FAV</u>	<u>FAV</u>	<u>OPP</u>	<u>OPP</u>	<u>NA</u>
Non-smoking section -----	31%	22%	14%	20%	13%

18. Now, would you be much more inclined, somewhat more inclined, somewhat less inclined, or much less inclined to support this law if you knew that:

	<u>MUCH MORE INC.</u>	<u>S.W. MORE INC.</u>	<u>S.W. LESS INC.</u>	<u>MUCH LESS INC.</u>	<u>NO EFF</u>	<u>DK NA</u>
a. Smokers could still rent apartments under this law, they just could not smoke inside the smoke-free units -----	34%	23%	5%	16%	15%	7%
b. The law would not affect current tenants, and would only take effect as units became vacant -----	35	23	8	11	16	7
c. This would be just like hotels, which by law have to offer non-smoking floors --	26	24	11	12	20	7

19. What percentage of units in each apartment building do you think should be required to be non-smoking? You can use any number from 0 to 100 percent. _____

Mean = 38%
 Median = 28%
 0% = 19%
 1-10% = 16%
 11-49% = 14%
 50% = 17%
 51-99% = 7%
 100% = 14%
 Not Sure = 13%

20. Which of the following statements from supporters of this proposed law would you say is the best reason to favor it?

A. Setting aside non-smoking apartment units will protect people with chronic illness, adults, and children from the harmful effect of second- hand smoke -----	37%
B. Having non-smoking units saves money for apartment owners by lowering fire insurance costs and reducing the mess, odor, and litter caused by smokers -----	23
C. Most tenants are actually non-smokers, so having non-smoking units would be popular with new and existing tenants -----	14
Other-----	9
None -----	12
DK/NA -----	4

21. Having heard more, does this proposed law requiring non-smoking apartment sections sound like something you would favor or oppose?

	<u>STR. FAV</u>	<u>S.W. FAV</u>	<u>S.W. OPP</u>	<u>STR. OPP</u>	<u>DK NA</u>
Non-smoking sections-----	40%	26%	11%	17%	6%

22. And now, please tell me whether each of the following statements from opponents makes you much more inclined to oppose this law, somewhat more inclined to oppose it, or if it has no effect on you one way or the other:

	MUCH MORE <u>INC.</u>	S.W. MORE <u>INC.</u>	NO <u>EFFECT.</u>	MORE LIKELY <u>SUP.</u>	DK/ <u>NA</u>
a. This law would be difficult to enforce and would make apartment managers responsible for monitoring who is smoking -----	42%	24%	29%	1%	4%
b. It is wrong for the government to tell people what they can and cannot do in their own apartments-----	41	20	34	2	3
c. You might lose tenants who smoke or you might not be able to rent all your units-----	25	23	47	1	4

23. Let's say there is a law limiting smoking in apartments, and a tenant signs a lease that specifies that smoking is not permitted. Do you think that tenant should or should not be evicted from their apartment for repeat violations of those laws?

Definitely should-----	66%
Probably should -----	14
Probably should not -----	6
Definitely should not-----	6
DK/NA -----	8

24. How would you feel about a three-step process for enforcing these laws? Step one would be educating all tenants about the apartment building's non-smoking policies. Step two would be three separate warnings if a tenant violates the building's non-smoking policy, along with information about local programs to help people stop smoking. The final step would be eviction if there is a fourth violation.

As an apartment owner or manager, does this process sound very workable, somewhat workable, not that workable, or not workable at all?

Very workable-----	34%
SW workable-----	32
Not that workable -----	11
Not workable at all-----	19
Other-----	0
DK/NA -----	3

25. How many apartment buildings does your company own or manage? _____

Mean =	37
Median =	10
1 =	12%
2-5 =	20%
6-10 =	11%
11-25 =	18%
26-49 =	10%
50-100 =	7%
101-200 =	5%
201-900 =	2%
Not Sure =	14%

26. About how many individual apartment units does your company own or manage? _ _ _ _

Mean = 728 units
Median = 135 units

4-20 = 5%
21-50 = 11%
51-100 = 17%
101-200 = 13%
201-999 = 14%
1000-9999 = 15%
Not Sure = 25%

27. Are the rents at any of the apartment units your company owns or manages subsidized by the government through Section 8 or offered at below-market rates as a result of affordable housing requirements?

Yes ----- 48%
No----- 49
Other----- 0
DK/NA ----- 3