

Submitter: Cambry Leahy
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4120

My name is Cambry and I am a property manager for over 40 communities in the Portland area. I am writing in support of HB 4120 based on my direct experience operating smoke-free housing.

Our properties already prohibit indoor smoking, and it works well. This does not mean we don't have residents who smoke. It simply means smoking is done in designated outdoor areas or offsite, in a way that does not impact neighbors or shared spaces.

Residents appreciate the healthier living environment, maintenance costs are substantially lower, and staff are safer when entering units. In addition smoking is one of the leading causes of residential fires. In a multifamily building, a single incident can displace dozens of households, destroy homes and permanently remove housing from an already constrained supply.

HB 4120 would give more housing providers the ability to adopt similar policies with clear notice and reasonable safeguards. This flexibility supports healthier communities without forcing anyone into a single approach. In many cases, the majority of residents in a building want to live in a smoke-free environment. With the current law, converting an existing property to nonsmoking can take over a year, and non-smoking residents remain exposed to secondhand smoke.

Based on our experience, smoke-free policies are workable, fair, and widely accepted when implemented thoughtfully. I encourage you to support HB 4120.