

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

My name is Chris Zelmer, and I am a property manager through the Portland/Metro 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 lower, and staff are safer when entering units. 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.

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

Sincerely,  
Chris Zelmer  
Property Manager/PURE HomeRiver  
Portland Oregon