



Subject: Support HB 4120

My name is Marsha Moore, and I am a property management professional responsible for thousands of multifamily rental homes across Oregon and several other western states. I am writing in strong support of HB 4120, which allows housing providers to adopt nonsmoking policies in multifamily housing in a clear, reasonable, and transparent way.

Our company voluntarily chose to go smoke-free in our multifamily communities in 2012. We did so after seeing firsthand the health, safety, and operational impacts of smoking in shared housing. Secondhand smoke does not stay contained within one unit. It moves through walls, floors, and ventilation systems, exposing neighboring residents and staff who did not choose that risk.

Since implementing nonsmoking policies, we have seen meaningful improvements. Our residents benefit from healthier living environments and reduced fire risk. From an operational standpoint, unit turnover costs are significantly lower. We spend far less time and money remediating smoke damage, odors, and burn marks, allowing units to be turned more quickly and kept in better long-term condition.

There is also an insurance component that is often overlooked. Many insurance carriers now encourage or require smoke-free policies in multifamily housing, and some offer premium discounts or other incentives for properties that adopt 100 percent nonsmoking rules. These policies directly reduce claims related to fires and property damage, which ultimately helps stabilize operating costs and keep housing more affordable.

HB 4120 strikes the right balance. It does not impose a mandate, but it provides clear authority and guidance for housing providers to respond to resident concerns, protect health and safety, and implement policies with proper notice and respect for existing leases. It also helps address the inconsistency where Public Housing is already smoke-free, while many other renters of affordable and market-rate housing lack the same protections.

I respectfully urge your support of HB 4120. This bill supports safer housing, healthier communities, and long-term stability for both residents and housing providers.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in blue ink that appears to read "Marsha Moore".

