

Submitter: Aaron Douglas
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB4120

Dear Chair Pham, Vice Chair Anderson, and members of the committee,

My name is Aaron Kirk Douglas, and I am an investor in nearly 200 apartment buildings across Oregon. I do not manage units or handle day-to-day operations. My role is as a long-term investor, and I invest my retirement funds in housing for Oregonians, including people like me who simply want a safe place to live.

I am writing in support of HB 4120 A because smoking creates real health and safety risks in multifamily housing that do not stop at one front door.

First, smoking is a leading cause of residential fires. In an apartment building, one cigarette-related incident can displace dozens of households, damage or destroy homes, and permanently remove housing from an already constrained supply. When a building burns, everyone loses: residents, owners, investors, and the wider community that needs those homes.

Second, smoke in multifamily housing does not reliably stay contained. It can drift through shared walls, vents, hallways, and common areas. That means one household's smoking can affect a neighbor's indoor air and health, including children, seniors, and people with asthma or other conditions.

HB 4120 A provides a reasonable, measured tool to reduce these risks over time by allowing nonsmoking policies with appropriate notice and protections. This is not about punishment or mandates. It is about preventing avoidable fires, protecting residents, and helping keep existing housing standing.

I urge you to support HB 4120 A as a commonsense health and safety measure for Oregon's apartment communities.

Sincerely,
Aaron Kirk Douglas
Portland, OR