

Submitter: Amy Oberholtzer  
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 Amy Oberholtzer, and I am a property manager in the Portland/Metro. I am writing in support of HB 4120 A 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 off-site, 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 A 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 A.

Thank you,  
Amy Oberholtzer