

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

My name is Brandy Guthery, and I am a Senior Regional Property Manager in Oregon. 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 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 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.

Sincerely,

Brandy Guthery

Senior Regional Property Manager/ Greystar

Portland, OR