

Submitter: Warren Wittig

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 Warren Wittig, and I am a Property Manager serving residents in the Portland metro area. I am writing in support of HB 4120 A because current Oregon law makes it extremely difficult for housing providers to respond to legitimate community health concerns related to smoking in multifamily housing.

In many cases, the majority of residents in a building want to live in a smoke-free environment. However, under current law, converting an existing property to nonsmoking is so limited and complex that non-smoking residents remain exposed to secondhand smoke indefinitely. Their neighbors' right to smoke effectively supersedes their right to breathe clean air in their own homes.

This creates an uneven standard of protection. Properties that are fully subsidized by HUD and are publicly owned are already required to be smoke-free, while market-rate renters do not receive the same basic public-health safeguard. As a result, secondhand smoke continues to travel through shared walls, ventilation systems, and common areas, impacting residents who did not choose to be exposed.

The prolonged and restrictive process for adopting nonsmoking policies also creates unnecessary safety, health, and enforcement challenges for housing providers and onsite staff. Rather than promoting stability, it makes it harder to manage communities in a way that keeps residents healthy, buildings safe, and housing available.

HB 4120 A provides a reasonable, balanced solution. It allows housing providers to transition to nonsmoking policies with proper notice, respect for existing leases, and designated smoking areas. This flexibility helps align housing management with resident needs and public health realities.

I respectfully urge you to support HB 4120 A.

Sincerely,
Warren Wittig
Sr. Regional Manager
Portland, OR.