

**From:** Max Sharkansky  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004 - VOTE "NO"  
**Date:** Thursday, May 04, 2017 4:35:26 PM

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I have been in the apartment business since graduating college in 2002. Through a decade plus in the ownership side of the business, I am deeply familiar with the nuances of operations. Similar to many other regulations and price fixing, rent control seems good on the surface but will be devastating in the long-term. If landlords cannot increase rents, properties fall into disrepair, they are overrun with poor tenancy perpetuating a culture of crime sending neighborhoods into decline, it disincentives people from home ownership - Americans greatest savings vehicle, and exacerbates the affordable housing problem by preventing developers from adding supply to the marketplace - the single greatest path to affordable housing. I urge you to vote "NO" on the bill repealing rent control in the great State of Oregon. The cure of rent control is worse than the disease of ill-affordability.

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