

### Earl Harrison - Written Answers:

1. With housing affordability an ever-increasing challenge across Colorado, rent control has come up in discussions. This is evidenced by this year's proposal at the state legislature. What is your opinion of rent control? Numerous studies show that rent control does not work. Based on this, even though it is proven to not to work, would you support it?

No, I would not support rent control being implemented in Longmont. We have a supply and demand imbalance right now in housing and I think the way to address that is to address the supply side, with additional construction and growth. Implementing new regulations would not help solve that imbalance nor the underlying need for more housing. Instead, our growth focus needs to be on new housing construction, particularly affordable and attainable housing. We need all types of housing, single-family, duplex/triplex, larger multifamily, condos, to provide the best fit to all of our residents for their lives.

2. Just recently there was a bill introduced in the legislature entitled HB23-1171 Just Cause Eviction. If passed it would have prohibited the landlords ability to "Non – renew" a tenant. A non-renewal is simply the landlord not offering the tenant the ability to renew at the end of a lease term. Notice is given. This bill did not pass. We would like to hear your thoughts on the ability of a landlord to "non-renew"?

Landlords should have the ability to choose whether or not to enter into leases with tenants, subject to fair housing, nondiscrimination, and similar laws. Both landlords and tenants need to abide by the terms of their leases, including any provisions around early termination and notice periods. However, landlords should absolutely have the ability to choose to not enter into a new lease with an existing tenant, provided they are not doing so for a discriminatory or protected reason, the same way a tenant can choose not to enter into a new lease with their existing landlord.

3. Longmont just recently passed Universal recycling. In the past, when property owners have tried to start voluntary programs, most tenants/residents did not comply. How do see the city helping property owners to get their residents to comply with these new rules?

I strongly support Longmont's Universal Recycling Ordinance as a key part of making Longmont a sustainable community. In my view, the property owners' responsibility is to provide access to recycling services, as defined in the ordinance, not to police tenants or users on if they recycle correctly or not. The city should enhance education efforts and outreach to all residents to make sure that we're maximizing our use of the recycling program and using it correctly. That should include the city providing materials to property owners that they can distribute to tenants, as well as designs for signs that can be posted near recycling and trash collection locations. Property owners should certainly encourage their tenants to comply and play a role in distributing educational materials, but the city owns the burden of education and outreach in the community.