

Joan Peck

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 do not support rent control as the only method of stabilizing the rental market. However, it would depend upon how the bill is written. Even if a renter could afford the rent, sometimes the landlord of a single property or manager of a complex wants a damage deposit and the last month's rent from a prospective customer. That becomes a barrier to renters. In my opinion, as a former owner of two rentals, a license to rent a property as a home was a huge help in holding renters to maintaining the property which allowed us to keep the rents reasonable.

2

Just recently there was a bill introduced in the legislature entitled HB23-1171 Just Cause Eviction. If passed it would have prohibited the landlord's 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"?

This is a tricky question as it would depend upon why the tenant was evicted. If it was severe damage to the property, then yes, non-renewable. Damage is expensive to repair. Perhaps the tenant had too many complaints from the neighbors or police calls, then yes, non-renew. If it was because the owner/manager is a racist or doesn't want foster children in his property (which I've seen happen) then, yes, they should renew. There are several reasons to not renew but I don't want a bill that allows personal views of an owner to keep renters out.

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?

Education, Education, Education. It's so very difficult to change behaviors. Some developments with several units use a vendor other than the city to collect recycling. Perhaps they won't pick it up as part of the service. The container area at a complex may not be large enough for a trash and recycling container. The apartment may not be large enough for a trash and recycling container. However, the tenant might not care. Might this be a reason to not renew a lease?