

Spencer Adams

1. Rent control is not a one-size-fits-all solution, and it may have unintended consequences that outweigh its benefits. I think that a more effective way to address the housing affordability crisis is to increase the supply and diversity of housing options, such as by building more affordable and subsidized units, encouraging mixed-income developments, and providing vouchers or subsidies to low-income renters. I also think that rent control should be accompanied by other measures, such as tenant protections, landlord incentives, and housing quality standards. To help mitigate the cons with rent control.

Therefore, based on the evidence I have found, I would not support rent control unless it is part of a comprehensive and holistic strategy to improve the housing situation for all stakeholders. I hope this answer helps you understand my perspective on rent control.

2. I understand that landlords have the right to manage their properties as they see fit, and that they may have valid reasons for not wanting to renew a lease with a tenant. For example, they may want to increase the rent, change the terms of the lease, or use the property for a different purpose.

However, I also empathize with tenants who may face hardship and uncertainty when they are non-renewed by their landlords. For many tenants, especially low-income and vulnerable ones, finding a new and affordable place to live can be very challenging and stressful. They may also lose their sense of community and stability when they have to move out of their homes.

Therefore, I think that there should be a balance between the rights and interests of both landlords and tenants. I think that landlords should have some discretion in deciding whether to renew a lease or not, but they should also provide adequate notice and justification to the tenants. I think that tenants should have some protection from arbitrary or discriminatory non-renewals, but they should also respect the terms and conditions of their lease agreements.

I think that the HB23-1171 bill had some good intentions, but it may have been too restrictive and burdensome for landlords. I think that a more moderate and flexible approach would be to allow landlords to non-renew tenants for certain reasons, such as when they plan to sell or renovate the property, but require them to give at least 60 days'

notice and pay some relocation assistance to the tenants. I think that this would be fairer and more feasible than requiring just cause for every eviction or non-renewal.

3. I think that the city can help property owners to get their residents to comply with these new rules by providing education, incentives, and enforcement. The three ways I see being effective are

Education: The city can provide information and resources to property owners and residents about the benefits of recycling, the requirements of the URO, and the best practices for sorting and disposing of recyclable materials. The city can also offer training sessions, workshops, webinars, or online tools to help property owners and residents learn how to recycle effectively.

Incentives: The city can offer financial assistance, grants, rebates, or discounts to property owners who implement recycling and organics collection services in their properties. The city can also recognize and reward property owners and residents who achieve high levels of waste diversion or show improvement over time.

Enforcement: The city can monitor and inspect the compliance of property owners and residents with the URO, and issue warnings, fines, or penalties for non-compliance. The city can also provide feedback and guidance to property owners and residents who need help with meeting the URO standards.