

Tara Winer – Council Candidate

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. Have you researched the topic of rent control? If so, do you think that it is something that makes sense for Boulder?

I have not researched it as extensively as I need to.

I do know that most rent control measures have had unintended consequences in other cities. However, I believe we need to look into other forms of rent stabilization.

People’s wages are not keeping up with increases in rent, which is causing stress on families / workers. I hear from EFFA too many people are on the brink of being unhoused.

I would like to give cities some freedom to pass policies that slow down the percentage of increase.

For instance, an owner cannot increase rent more than x a year. That being said, landlords are our partners, so I would want a working group of stakeholders to discuss what solutions would be acceptable to all.

Who is responsible for tenant behavior whether good or bad? The tenant, the police, the university (if student), the landlord? How is responsibility determined? How can you ensure that any remedies are fair to all involved?

All bear a partial responsibility.

The students must be held responsible for their own behavior. The landlord can help them, perhaps by a “three times you are out” rule or other carrot/ stick measures.

Students can take responsibility if the penalties are stiff enough.

While laying the burden of tenant behavior on the landlord is not fair, I think there is more the landlord can do, particularly in neighborhoods adjacent to the university.

The police are also responsible. Right now, because we don’t have enough officers, wait time for a noise complaint is too long. We need to hire more staff to control noise.

As always, we need to make sure in any new ordinance that there are not unintended consequences.

With the passage of HB23-1255 that prohibits growth caps, thus repealing the growth cap in Boulder, how do you intend to support both staff and citizens in streamlining the building process?

Streamlining the building process has been a council priority.

Happy to say, our planning department has hired more staff and is at the point of me writing this. New construction permits are now taking 9 weeks. Other permits are taking 6 weeks.

We were at 15 weeks/ 9 weeks. We are doing so much better. If we could get new construction down to 6 weeks, I believe we could call it success.

Getting rid of rules that are redundant/ outdated/ confusing should continue to be a priority for our planning department.

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”?

I did not like this bill. Meth production and bike chop shops are some of the things landlords have to deal with and need the ability to end a lease due to sometimes bad or even criminal behavior .

And likewise, some people have severe mental health issues that would affect other tenants' quality of life. They are not always ready to live alone unsupervised.

Right now it takes months to evict someone who has not followed the rules.

Taking away a landlord's ability to non-renew is taking away one of the few options they have for ending a lease with someone that has for instance, destroyed property, or not been a good neighbor.

The unintended consequences of that law would have been landlords taking less risks with people living on the margins. We need landlords to take those risks, as they are a big part in the solution to housing people that are unhoused.