

## Waylon Lewis – Council Candidate

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

Yes, I've researched it going back many years.

And no.

2. 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?

My approach would always be to talk with and listen to stakeholders and experts. Generally, the tenant needs to be responsible for tenant behavior. I live on the Hill (just west of what I call no man's land) and the broken glass, red cups, trash left out for bears...makes the otherwise-beautiful Hill sometimes frustrating to live in and around. Landlords, however, do need to care and be generally responsible for their properties, as all good responsible landlords would likely agree. But in any case sane, helpful policy will be the result of communication, not ideology.

3. 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?

Building needs to be safe, green, quality, and human-friendly. Buildings last for generations, hopefully. So regulations have their place. That said, the accumulation of regulations without appropriate controls over them slows our building of affordability, and can be simplified for the good of We the People. I will work with all concerned--builders, City staff, BARHA, citizens—to make sure the process is not unnecessarily cumbersome, as it has become.

4. 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 look forward to learning more, but generally tenants and landlords rights must be fairly balanced. Landlords must be able to switch tenants, and tenants must have an ability to settle in and invest in a stable home so they can work and live and, in many cases, raise a family. So this balance will always be difficult, but must be attended to. I intend to be a fair and caring steward of this process, with your help.