

BOLO Questionnaire Responses

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Written Questions:

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?

I agree that rent control has been proven not to work and I will not support it on City Council. What we know does work is a combination of rent stabilization - limiting increases from one year to another - paired with support for landlords. While we're ensuring that tenants aren't faced with unexpected and untenable rate increases, we have to ensure that landlords have what they need to continue to rent to low-income tenants. That partnership is crucial for our City.

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"?

My understanding of the bill as introduced was meant to help alleviate some of the power differential between landlords and tenants, which is often exacerbated during a conflict. This is where Longmont Mediation Services can be of assistance, helping to defuse conflicts and bring about solutions that tenants and landlords can agree to. I would like to ensure we have sufficient mediators available and increase awareness of the program for both landlords and tenants to be able to take advantage of.

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 you see the city helping property owners to get their residents to comply with these new rules?

Studies continue to show that broad public awareness campaigns are needed to both increase the use of recycling and avoid "wish-cycling," the act of "wishing" for items to be recyclable that aren't. One of the most important things that the City can do is to implement these awareness campaigns, ensuring all materials are translated into the variety of languages spoken within the City, and work to distribute this information directly to tenants.