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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?

- We need to address affordability in Boulder. I fear that complete rent control might be too constrictive and not give space for growth. At the same time, some degree of rent stabilization seems necessary. As a renter in Boulder I can speak directly to the effect that uncapped rent increases have, and it makes it very challenging to stay in one space long term and build real and lasting neighborhood relationships. If we want Boulder to be a place that more people can feel truly at home, then we need to improve renter rights and I think one step for this is some degree of rent stabilization.

1. 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?

- Better renter rights need to come with better rental responsibilities. The tenant should be responsible for their behavior and systems should be put into place that ensures we are holding each other responsible. I also think this needs to come with cultural change; by supporting neighbors talking to neighbors more effectively. I think we need to lean less on the police and lean more on direct communication.

1. 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?

- Focus on expediting permitting processes through streamlining staff processes and introducing more effective technological solutions to make it easier for people to build allowed structures without waiting excessive lengths to get permits approved. Reform our zoning laws to allow for effective and sustainable growth.

1. 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"?

- This is a complicated issue. I support renters rights, but I also deeply support a healthy relationship between the property owner and the tenant, and I think it's very vital that the property owner, especially as the one who should have a longstanding relationship with the neighborhood, has some say in who is living at their house. A lease is time-limited for a reason and I think if a property owner feels that a certain tenant is not a good fit, they should have the option to not renew. The only reason I am hesitant is that I know this could also be used as a way to cycle through tenants while charging progressively higher rent prices; and so I feel curious if this could be balanced with some amount of rent stabilization.