

Jacques Decalo – 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?

While rent control is currently illegal in Colorado, I would support a measure that increases affordable housing options such as raising inclusionary housing and linkage fees. I think rent stabilization can be used as a tool to make rents more attainable and equitable. Rent stabilization allows for limited increases while keeping rent affordable. According to a 2018 report, 59% of renters in Boulder are rent-burdened, with most of those being "severely rent burdened" paying more than 50 percent of monthly gross income on a household rent or mortgage. CU's increases in student population has created pressure on the Boulder housing market and exacerbates our rental affordability problems. Because of obvious tension between increased costs for landlords and challenges of increasing rents for tenants, we must have all parties at the table to craft regulations that can be expectable for all.

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?

The tenants are responsible for their own behavior. The students need to understand their relationship with the neighborhoods they live in. The land lords need to set the standard for the relationships and enforce those standards through through the tenants' leases. The police have duty a to protect and serve their community. CU has set regulation to protect the neighborhoods and the houses students occupy. All of these elements interact with each other. It is import that we continue to monitor these relationships and through a combination of work by the city's Community Mediation and Resolution Center, landlords tenants, police, and CU, to insure remedies that re fair for all.

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?

For decades Boulder has made it a point to allow development with in the constraints of our infrastructure. Our streets, our sewer system, the water availability, are all constraints that we need to live within for a sustainable city. It is important that we take our time with proper planning for sustainable development. There are multiple options for sustainable growth in Boulder. Before developing the Area 3 Planning Reserve and/or the Airport land that could allow increased building, we should be looking at a detailed analysis of resources and costs. In addition we should look at the amount of space for infill within the city limits. We have a large amount of vacant office spaces that should be considered for converting to housing units. I plan to support staff in pursuing these options.

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"?

Id tenants are violating lease agreement that non renewal should be one options. I do support the city's program for mediating landlord-tenants disputes. In writing a new piece of legislation on eviction the right of both land boards and tents need to be considered.

