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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?**

I believe that we should have the option of rent control. I am hoping that a bill similar to SB-1115 comes back to the legislature. I think that because of our unique situation of having such a large influx of college students, we should have as many tools in place as possible to protect both tenants and landlords. I know there are both positives and negatives to rent control. I do not believe that blanket standard rent control is a good option here in Boulder. I think if done creatively, we could find a way to implement some rental regulations that will help everyone.

- 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?**

Tenant behavior ultimately lies with the individual tenant. Tenants are expected to follow the terms and conditions outlined in their lease agreements. Landlords have a responsibility to set clear expectations for tenant expectations in lease agreements. They can also enforce these rules and address any violations through proper legal channels.

In the case of bad behavior, according to Boulder Code 10-2.5-6. *Following the first violation that serves as the basis for a nuisance abatement action, written notice of violation shall be given by the city manager to the owner of the parcel at which the nuisance conditions occurred.*

The city manager shall also send copies of the notice to tenants or others if, in the judgment of the city manager, notice to such additional persons will assist in abatement of nuisance conditions.

Boulder Code 10-2.5-3. *The remedies provided in this chapter shall be civil and remedial in nature except that, if any person knowingly fails or refuses to abide by a temporary or permanent abatement order issued by the municipal court under the provisions of this chapter, such person shall be guilty of a misdemeanor.*

In addition, the City of Boulder's Tenant-Landlord Handbook highlights some additional rights and responsibilities of Landlord and Tenant. Remedies will be fair if the proper process is followed to remediate any behavioral issues.

- 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?**

I intend to support a streamlined and updated permitting process while maintaining our charter restrictions including the Greenbelt, Blue Line, and Height restrictions.

- 5. 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 support the Landlord's ability to non-renew. As long as proper notice is given to a tenant. The Landlord should be able to manage their property as they see fit.

