

**Ryan Schuchard – 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 have studied rent control, and more generally, I am actively examining the issue of housing affordability in Boulder.

Boulder is unaffordable for most residents. That is largely because housing is scarce and expensive, which is a result of prior policy decisions that have constrained housing supply and created barriers to development that continue to persist.

I do not think strict rent control is a solution to market-rate housing affordability. However, anyone renting a home should have consistency and predictability in rent increases. Sensible policies could include rent stabilization (e.g., rate of inflation plus a % each year), allowing property owners to recoup the cost of maintenance, and allow full flexibility for the property owner to change property uses.

**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?**

Assuming this is a question about who “should” be responsible, the party of responsibility varies based on the circumstance. In general, the tenant is primarily responsible to behave in a way that is compliant with city code and other statutes, to familiarize themselves with relevant regulations and contract terms, and to be a good neighbor.

The landlord has a responsibility to establish contract terms that are clear, legal, and consistent with guidance provided by the city. It would also be a good practice for the landlord to provide supplemental information to the tenant concerning nuisance ordinances and the expectation for the tenant to comply. Those issues include year-round nuisances such as noise, garbage, litter, and parking issues, as well as nuisances that tend to crop up seasonally like fireworks, noxious weeds, and sidewalk snow.

The university probably has a role to play in educating students who are moving off campus about some of the unique aspects of living in Boulder, including key nuisance ordinances. This would also be a good time for the university to encourage students to consider going car-lite.

As for ensuring remedies are fair, I am not sure. I have not studied this issue closely. What I do know is this question is going to become more important for Boulder as we add residents to the population and as the city potentially steps up efforts for chronic nuisance management. I would be very open to hearing suggestions about what policies would work best.

**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 am very interested in streamlining the building process as part of my priority to improve affordability in Boulder. Some things I would like to advance:

- Improve the clarity of standards (whatever their stringency) for users and staff in order to create a more predictable, time-efficient process
- Move the location of policy development to the process of creating comprehensive plans in order to reduce time that is currently used to relitigate substantive policy issues at multiple decision points
- Allow more development by-right while reducing the scope of planning board to veto
- Put developers and owners to work to solve our problems with traffic – as they see what they need, rather than try to prescribe nearly everything
- Monitor and continue to support the work of council on their “identify the bottleneck” initiative

Finally, separate from city,-specific measures, housing is an issue of statewide concern, and therefore, I would like to also look for opportunities at the state level.

These are a few ideas that I think are promising. I would also like to keep listening and would be very open to further ideas.

**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”?**

We need to provide a balance of protections between the renter and landlord. A renter should be able to have the security of knowing they can rent for an extended period of time, something that is especially valuable in the face of the housing crisis in Boulder. In such a policy, I would want to make sure we have flexibility for landlords, especially smaller landlords, to do what they need to do with the property.

The landlord should have sensible protections, such as being released from obligation if the tenant is guilty of an unlawful detention of real property. Landlords also need the ability to perform repairs, modifications, sell the property, and change the use of a property as needed.