

Silas Atkins

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?

Rent control is one tool of many that can help with stabilizing rents, expanding housing affordability, helping people stay in their community, and preventing homelessness. I have looked into rent control, and it is banned in Colorado as a response to a pro-tenant movement in Boulder. It is time Boulder leads the charge to correct that.

While rent control is viewed as a bad thing and opposed overall by landlords, it offers the opportunity for long term stability for both tenants and landlords. I ask BARHA members, what is better? A consistent tenant who pays on time, enhances the place they live, and keeps costs low over time; or constantly turning units over and dealing with the associated costs? People that are not in fear of eviction and feel supported in maintaining their housing are going to be better tenants and community members. We do not have to be pitted against each other as we can all benefit from increased security. There is plenty of room as well for coming together to keep people housed and expanding rental assistance programs that are collaborative with landlords.

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?

I start my answer to this question with my own question: What is the cause of tenant behavior, good or bad? As I mentioned in my previous answer, people that feel supported are going to be a better tenant. People that live in fear and anxiety of being evicted have little stake in their housing may act in less than desirable ways. Behavior, good or bad, is the responsibility of tenants and landlords. Lets come together and foster a welcoming space.

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?

Great question. I want to see the permitting and building process in the City of Boulder go through a significant overhaul that results in a more streamlined process that avoids costly back and forth approval processes, which should ultimately lower costs and benefit staff, developers, landlords, and tenants. When housing can be built quickly in areas with existing services, everyone wins, including the climate.

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”?

"A non-renewal is simply the landlord not offering the tenant the ability to renew at the end of a lease term." I ask, why is a landlord choosing to non-renew a tenant? How does this benefit the landlord? Going back once again to my first answer, a consistent tenant is the best tenant. Someone losing their home is never a good thing. Currently, landlords are in a position of power over tenants, leading to efforts for renter protections, which are not necessary if we come together and build an inclusive community that benefits us all.