

Tina Marquis

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?

Housing affordability is a tremendous challenge and I support exploring ways to increase affordability for renters and owners alike. That being said, rent control has historically been less successful as a tool to increase affordability. However, I am open to evaluating new ideas to provide more stable rent for our community in partnership with landlords, renters, and others.

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?

In general, tenant behavior starts with the tenant. Over time, the landlord may share responsibility depending on the situation. The city is addressing this in part with a persistent nuisance ordinance. I think it's important to evaluate how the ordinance works in practice, hearing from all those involved.

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 think the first step is to hear from staff and citizens what are the specific improvements that are needed to streamline the building process. As someone who is particularly interested in building for affordability, I might prioritize efforts that create affordability, especially as new funding from Proposition 123 is available.

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"?

Again, I would like to engage a board group of stakeholders to understand the impacts of any new legislation requiring Just Cause Eviction, including how it might benefit renters, burden landlords and increase or decrease litigation. Several amendments were made to the introduced language, and I would like to understand what is prioritized and/or changed in any new bill.