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*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. What is your opinion of rent control? Numerous studies show that rent control does not work. Based on this, even though it is proven to not to work, would you support it?*

I appreciate the concern about housing affordability in Colorado, as it's undoubtedly a pressing issue. As a libertarian, I hold a principled stance against rent control for several reasons.

1. **Economic Inefficiency:** Rent control may appear to address the immediate concerns of high rent prices, but in the long run, it actually exacerbates the problem. By imposing price ceilings on rental units, it discourages landlords from investing in and maintaining their properties. This can lead to a decline in the overall quality and quantity of available housing units.
2. **Market Distortion:** Rent control interferes with the natural workings of supply and demand in the housing market. When prices are artificially capped, it discourages developers from constructing new housing units, reducing the overall supply. This results in a shortage of affordable housing, making it even harder for people to find suitable living arrangements.
3. **Unintended Consequences:** Rent control often leads to unintended consequences, such as black markets for rental units and a lack of incentive for landlords to make necessary repairs and improvements. This can result in deteriorating living conditions for tenants.
4. **Reduced Investment:** Investors and developers are less likely to invest in rental properties in areas with rent control measures in place. This reduced investment can lead to less economic growth and job opportunities in the housing sector.
5. **Violation of Property Rights:** From a libertarian perspective, rent control represents a violation of property rights. Property owners have the right to set the terms and prices for the use of their property, and rent control undermines this fundamental principle.

Instead of resorting to rent control, I propose a singular breakthrough strategy to achieve massive improvement in housing affordability through the power of the free market: Opening a "Modular Factory" in Longmont to facilitate the rapid production of ultra affordable, high quality modular homes. Learn more about this idea on my website at [www.ethanforlongmont.com/housing](http://www.ethanforlongmont.com/housing)

2. *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"?*

From a libertarian perspective, the ability of a landlord to decide whether or not to "non-renew" a tenant is a matter of property rights and contractual freedom. Landlords should have the autonomy to make decisions about their property and who occupies it, as long as those decisions don't infringe upon the rights of others or violate existing contractual agreements.

Here are some key points to consider:

1. **Property Rights:** Property rights are a fundamental aspect of libertarian philosophy. Landlords have invested in their properties and should have the right to determine how

those properties are used. This includes the right to decide whether or not to continue a lease agreement with a tenant.

2. **Contractual Agreements:** Lease agreements are voluntary contracts entered into by both landlords and tenants. These contracts typically outline the terms and conditions of the lease, including the duration. If the lease agreement specifies that the landlord has the right to non-renew at the end of the lease term, both parties have voluntarily agreed to these terms.
3. **Market Dynamics:** Allowing landlords the flexibility to non-renew tenants can be essential for the functioning of the rental market. It enables property owners to adapt to changing circumstances, such as property maintenance needs, market conditions, or personal use of the property.
4. **Incentives for Tenants:** The possibility of non-renewal provides an incentive for tenants to comply with the terms of the lease, maintain the property, and be responsible tenants. This helps maintain the overall quality of rental housing.

However, it's important to strike a balance between the rights of landlords and tenants. Many jurisdictions already have laws and regulations in place that require landlords to provide proper notice and valid reasons for non-renewal. These regulations aim to protect tenants from arbitrary or discriminatory actions by landlords.

In summary, from a libertarian perspective, landlords should generally have the freedom to decide whether or not to non-renew a tenant, provided that they adhere to any contractual agreements and reasonable notice requirements. This approach respects property rights, individual liberty, and the principles of voluntary contractual relationships.

3. *Longmont just recently passed Universal recycling. In the past, when property owners have tried to start voluntary programs, most tenants/residents did not comply. How do you see the city helping property owners to get their residents to comply with these new rules?*

From a libertarian perspective, promoting voluntary compliance with recycling initiatives rather than resorting to coercion and penalties is not only consistent with individual liberty but also likely to be more effective in the long run. Here are some ways the city can assist property owners in fostering voluntary compliance:

1. **Education and Awareness Campaigns:** The city can launch educational campaigns to inform residents about the benefits of recycling and the environmental impact of their actions. These campaigns should focus on raising awareness and emphasizing the positive aspects of recycling, such as reducing waste and conserving resources.
2. **Incentives for Participation:** Instead of imposing penalties for non-compliance, the city can create incentives for residents to participate in recycling programs. These incentives could include reduced waste collection fees for households that actively recycle, tax credits, or even recognition programs for top-performing communities.
3. **Providing Resources:** The city can assist property owners by offering resources and support to help them implement recycling programs effectively. This could include

providing recycling bins, educational materials, and information on recycling best practices.

4. **Community Engagement:** Encourage community engagement and involvement in recycling efforts. Organize neighborhood clean-up events, recycling drives, and workshops to foster a sense of community responsibility and pride in recycling.
5. **Partnerships with Nonprofits:** Collaborate with local nonprofit organizations that specialize in environmental education and sustainability initiatives. These organizations can help educate residents and provide valuable resources to property owners.
6. **Flexibility in Implementation:** Recognize that a one-size-fits-all approach may not work for every property owner or community. Offer flexibility in how recycling programs are implemented, allowing property owners to tailor initiatives to the unique needs and preferences of their residents.

By focusing on education, incentives, and community engagement, the city can encourage residents to voluntarily comply with recycling initiatives. This approach respects individual freedom, promotes a culture of responsibility, and is more likely to result in long-term success and positive environmental outcomes.