

Sean McCoy's - BOLO REALTORS BARHA Candidate Forum and Questionnaire Answers

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. 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?

If there is a serious and real issue that we need to address with the majority of property owners and property management associations who are charging excessive above market rents then rent control would be a tool that would need to be considered. I do not think that is the case. I am not a fan of this option as many property owners are just small time landlords who are just guided by market norms. I do not support rent control efforts as this would hurt landlords who have sunk their money into one or two homes and should not have the brunt of this problem; our housing shortage solved on their backs. I think that the state legislature is trying to usurp home rule cities' control over what is best for their communities.

We have programs like section eight housing vouchers that can provide low income tenants with the additional funds to pay for higher rents.

Building more affordable and attainable housing units in very strategic areas of our community will help bring down the cost of our local rental market along with exploring ADU (Auxiliary Dwelling Units) expansion possibilities will likely help with this issue. I do not believe that any community can build their way out of this issue as that would not be sustainable or achievable.

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"?

I believe that property owners should be able to non-renew a tenant and not have to provide a reason for doing so in most cases. I believe that sometimes the relationship just doesn't always work and as long as the property owner hasn't been harassing and unnecessarily ignoring real issues and concerns of the tenants prior to the non-renewal action then none-renewal is acceptable. If the tenant is being non-renewed because the tenant has had to file a complaint with the proper authorities and that is well documented then there should be an exception and the property owner should have to explain why they are not renewing. This puts the ownership of absentee landlords and delinquent landlords on notice but, only in the worst case scenarios. It also doesn't penalize a landlord who is moving in a different direction in their business plan.

Sean McCoy's - BOLO REALTORS BARHA Candidate Forum and Questionnaire Answers

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?

This issue does not apply to property owners/ landlords who have their trash/ composting/ recycling collected by the city, but it does apply to larger commercial apartment complexes. I think that this may need to be a part of a leasing agreement that requires tenants to make a sincere effort to comply with these new recycling rules and expectations. A marketing campaign at a complex as well as a change of culture may need to be implemented to assist in compliance. As far as the city's role in this, we might need to have some outreach coordinators provide some training of the on-site staff and present some presentations to residents about this new rule and the community expectations or compliance with it. Remember good climate and sustainability rules and regulations through activities like recycling as well as conservation is good for the environment and business. We as a community need to remember that good environmental regulation and community rules around environmental sustainability enforcement are not bad for business. It is a false choice that we as a community should never be afraid to confront. What is good for the environment is good for business.

Thank you again for giving me the opportunity to address these important issues with you.

Best Regards,

Sean P. McCoy

Candidate for Longmont City Council At-Large Seat

My Website:

www.mccoyforlongmont.com