

## Steven Altschuler

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? Answer, since I believe in the free market, rent control will never work. When the landlords are prevented from making a fair return on their investment they have no incentive to maintain the property in a more pristine manner. When the renters are guaranteed a place to live, they have less incentive to maintain the property in a more pristine manner. End result, more and more units become slum-like. The same goes for low-income housing-unless there is a time limit (like 2 years), and unless the renter has to take classes or be mentored to further their own self worth, you are only encouraging renters to keep their income lower to maintain their use of low income units. You are not helping anyone, just enabling them.
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"?  
Answer, again, as a free market person, if I own a house and hire a landscaper I have the right to terminate said landscaper for any, or no, reason. Same with a cleaning lady, car mechanic or monthly bug sprayer company. Also phone provider, cable and so on. On the flip side the tenant also has the right to leave for any reason. All changes need to be done after the lease term, as long as all the terms of the lease are being met. The landlord cannot sell the house in the middle of the term (without tenants approval), and the tenant cannot move or stop paying rent (without landlords approval). On a personal note, I just had a renter that destroyed my property. After the 18 months of our lease expired, I had to spend about \$15,000 to replace blinds, broken doors, filthy tar and pee covered carpet, new lawn that was dead from never being watered, holes in walls patched and repainted, weeds waist high in back yard. Imagine if I hadn't been able to get him out.
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 see the city helping property owners to get their residents to comply with these new rules? Answer, This one is rather tricky. The road to you know where is paved with good intentions. There is no fair or moral way to force commercial rental units to all comply. It is wrong to punish other renters or the landlord for what a non-caring person may throw away in the wrong place. Some incentives may help-but you'd need a person monitoring trash bins and giving rewards to those who throw away properly (not very realistic). I'd hate to see complexes having to start hiring "trash monitors". Education is helpful, so everyone understands the grand purpose behind the changes.