

Terri Goon - Written 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?

I do not believe that the government should be involved in contracts between individual people other than to make certain that during breaches, the agreed upon remedy ensues.

Rents are forms of contracts. I agree to pay you x amount of money and you agree to let me live in your dwelling.

The state does not, cannot and should not know the priorities or the constraints held by property owners or the interests of the renter. As such, it does not belong in the middle of leases.

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 do not believe that the government should be involved in contracts between people other than to make certain that during breaches, the agreed upon remedy ensues.

Rents are forms of contracts. I agree to pay you x amount of money and you agree to let me live in your dwelling. All for a certain amount of time. After that time is up, as the owner of the property you absolutely should have the right to not renew.

The state does not, cannot and should not know the priorities held by property owners. As such this bill should never be passed.

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?

It is not the city's job to get property owners to get residents to comply with recycling rules. As mayor I would first work to end such a rule by siting all of the exemptions requested. Please request an exemption and appeal it regularly. I believe in burying them with paperwork just as they bury you with it as well.

While that may sound flippant, it is not. We have reached a point where governments are mandating priorities that they are not qualified to mandate.