

My name is André Wade and I am a resident of North Las Vegas, Nevada and I I am a member of the Homes Guarantee Campaign.

I am deeply concerned with the rapid rate of increase for rent in Southern Nevada and across the state. Just last month an article in the [Nevada Independent](#) mentioned that there have been 60,000 eviction filings annually for the past two years in Nevada, which is double what is the norm. Furthermore, the article states that the average asking price for rent for an apartment in Las Vegas has steadily [increased at a rate of about \\$45 per year. Nationally, median rent has surpassed \\$2,000 for the first time ever.](#)

The Federal Housing Finance Agency should protect tenants by limiting annual rent hikes to 1.5 times the Consumer Price Index or 3%, whichever is lower, in properties with federally backed mortgages. These limits should be applied universally as a requirement to all federally backed mortgage programs.

In addition to limits on rent hikes, the FHFA should prohibit evictions without good cause, ban source of income discrimination, enforce, and expand existing protections against discrimination, require safe and accessible housing conditions, create a landlord registry, require fair and standardized leases, ensure tenants have the right to organize, and create an Office of Tenant Protections to enforce these rights in all properties with federally backed mortgages.

Sincerely,

André Wade