I have been a provider of safe and affordable rental housing for several years. I am providing feedback based on the FHFA’s Request for input on tenant protections for properties using federally backed financing.

As a rental housing provider and property manager, I am committed to complying with Equal Housing laws as well as any other state and local tenant protection laws. The needs for one city or state may completely be different from each other. To have a uniform set of guidelines would be a burden and could cause unexpected negative consequences.

We consider many finance options and Fannie Mae & Freddie Mac backed financing is an important option to keep housing cost affordable for affordable income renters and to provide housing in all types of markets. However, if accepting these attractive financing options would limit control of my operations, that could ultimately hurt my ability to make mortgage payments, maintain property and provide some type of return, then I would look to other finance options. There are many factors that impact the total cost of maintain a housing project that are beyond the owners control, Taxes, and insurance. Currently the property tax authorities operate very differently in different counties and states. I have seen property taxes increase over 300% in a 5-year time frame. The insurance cost has gone up just 40-75% just this year. These are just two items that have an impact on the total expenses of a property. These costs must be paid and make it more expensive for housing.

It is imperative that we have tenants that can also afford to make the rent payments in the first place. Therefore, we do background checks to include criminal and income verification on each applicant. The cost to have a non-paying tenant is enormous and the cost to remove a nonpaying tenant is expensive and one to be avoided. It has a negative impact on all tenants long term.

I would suggest a program that would increase the supply of affordable housing and expand Fannie Mae and Freddie Mac.

Thanks for considering my views

Cary