



March 6, 2025

Washington State House of Representatives
 416 Sid Snyder Ave SW
 Olympia, WA 98504

Subject: SHB 1217 and SB 5222 OPPOSE

We, the undersigned organizations representing businesses, trade associations, and housing providers in Washington, write to express our strong opposition to SHB 1217 and SB 5222. While we recognize the need to address housing affordability challenges, these bills would ultimately exacerbate the housing shortage, stifle economic growth, and negatively impact all Washingtonians.

Our state currently faces a severe housing deficit, with a projected need for over 1.1 million new units by 2044. This shortage only drives housing costs up, making Washington less affordable for residents, families and businesses.

Arbitrary rent caps discourage investment in new housing construction and maintenance of existing units. This leads to a decrease in the supply of available housing, driving up costs for everyone and making it more difficult for businesses to attract and retain employees. The added burden of new regulations and restrictions further discourages investment and places an unforeseen financial strain on taxpayers.

Moreover, these policies fail to address the root cause of the housing crisis: a lack of supply. By restricting the market's ability to respond to demand, these bills will worsen the housing shortage and make it even harder for working families to find affordable housing.

We believe that a collaborative approach focused on increasing housing supply is the most effective way to address affordability challenges. We urge the legislature to reject SHB 1217 and SB 5222 and instead prioritize policies that promote housing production, job creation, and economic growth.

CC: The Honorable Bob Ferguson, Governor of Washington

Sincerely,

BuildUp Washington

Association of General Contractors of Washington

Association of Washington Business

Auburn Area Connect Chamber of Commerce

Bellevue Chamber of Commerce

Bellingham Regional Chamber of Commerce

Building Industry Association of Washington

Downtown Spokane Partnership

Downtown Tacoma Partnership

Ethnic Chambers of Commerce Coalition

Greater Spokane Inc.

The Greater Issaquah Chamber of Commerce

Pasco Chamber of Commerce

Seattle Latino Chamber of Commerce

Seattle Metropolitan Chamber of Commerce

Seattle Southside Chamber of Commerce

SnoValley Chamber of Commerce

Tacoma Pierce County Chamber of Commerce

Washington Business Properties Association