



Who is WMFHA?

Washington State's foremost rental housing resource.



2,400 + Members



350,000 + Units



380 + Suppliers



200 + Management Companies

8



non-profit partners

2025 LEGISLATIVE PRIORITIES

The operation of Washington's apartment homes contributes **\$4.7B to the local economy** each year, including **\$1.4B in property taxes**, creating **7K jobs**⁽¹⁾

(1) [WE ARE APARTMENTS](#)

WMFHA is proud to represent our members and their communities in the legislative process. For over two decades we have built and maintained our reputation as being a trusted resource for lawmakers as they consider policies that will impact our communities and the residents we serve.

WMFHA Advocacy Team



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1

Oppose rent caps in any form, and advocate for the creation of rental housing across all market levels by encouraging private investment in Washington and streamlining the development process.



2

Ensure an efficient and expedited legal process that upholds lease agreements and addresses situations where residents pose a danger to others.



3

Advocate for ongoing investments in comprehensive resources for both housing providers and residents, while ensuring long-term stability in the rental industry through a consistent regulatory framework.



4

Maintain the continued growth of the multifamily housing industry as a vital economic driver and job creator in Washington.



Want to learn **MORE?**



See back for more details



1 OPPOSE

Price control measures like rent caps distort the housing market, discourage investment in new construction and ongoing maintenance, and ultimately make overall rents higher by reducing the quantity of available rental units.

We encourage lawmakers to adopt policies that promote private investment in multi-family housing, not stifle the production of much needed housing amidst a growing shortage, ensuring an adequate and growing supply of rental units to meet the needs of Washington residents.

2 ENSURE

Housing providers, their employees, and neighboring residents face significant challenges under the current eviction system, which often results in prolonged delays and uncertainty.

The unlawful detainer process must operate transparently and effectively, ensuring the safety and well-being of all residents and employees while providing equitable and timely resolutions for property owners.

Delays in addressing non-payment or behavioral offenses by one renter negatively affect the entire community, creating financial and safety burdens for all.

3 ADVOCATE

Adopt a statewide preemption to establish consistent regulations throughout Washington state, benefiting both operators and residents of rental housing. The current patchwork of rental regulations across the state is confusing to residents and housing providers and can be a drain on resources for municipalities. Ensure the State is operating under one set of rules that are equally applicable to residents and housing providers. Provide necessary support to housing providers who are forced to bear financial losses due to resident circumstances beyond their control, ensuring they have the resources to maintain and operate affordable housing while continuing to meet the needs of residents.

4 MAINTAIN

The housing industry not only brings in substantial tax dollars from property taxes, real estate excise taxes, and related fees, but also drives job creation both during development and in the ongoing management and maintenance of properties.

It is important to foster an economic environment that allows the housing sector to thrive, ensuring ongoing job creation and workforce development Washington needs.

