



#### Continuing to be Your Voice Statewide and Locally

NAIOP Washington State, the **Commercial Real Estate Development Association**, represents the interests of companies that build, own or manage office, retail, multifamily, industrial, life sciences, mixed-use, and institutional real estate in the Puget Sound region. As a leading voice for commercial real estate, NAIOPWA advances responsible development, advocates for policies that support the industry, and provides outstanding education and networking opportunities to over 400 member companies and the employees they represent.

We're proud that our efforts have been recognized nationally as the 2025 recipient of the NAIOP Capitol Dome Award, an honor given to our chapter for the continued success of our leaders, volunteers, and staff in moving the needle on business-friendly policies in our region. Our focus will remain on protecting our industry from the burdens of excessive regulation while fostering an environment that promotes predictability, fairness, and efficiency.

We look forward to advocating on behalf of you and your company in 2026.

## **MAJOR WINS IN 2025**

# CURB ACT DEFEATED

We saw early wins in the 2025 session with the defeat of the CURB Act. This well-intentioned but misguided policy threatens the viability of industrial projects that are vital to state and local economies by adding redundant environmental justice review to the SEPA process.

# MITIGATING IMPACTS OF RENT CAPS

In spite of overwhelming evidence of the disastrous effects of rent caps on housing supply, Olympia chose to overturn the statewide preemption on rent control in the 2025 session. Along with coalition partners, we successfully advocated for several provisions in the legislation that mitigate many of the risks of this policy.

# HOUSING SUPPLY LEGISLATION

NAIOPWA worked alongside several pragmatic legislators this session to pass proactive housing supply policies, including Binding Site Plans for multifamily (ESSB 5611), local reform for jurisdictional regulation of façade materials (SB 5571), historic landmarks designation reform (SHB 1576), and a bill that lowered parking minimums (ESSB 5184), among others.

# MULTIFAMILY TAX EXEMPTION

Our association continues to laud effective tools that incentivize housing production, like the Multifamily Tax Exemption, which creates mixed-income communities and facilitates the development of housing units that would otherwise be financially infeasible to build. In 2025, we have continued our work in advocating for well-calibrated versions of MFTE in Seattle, Bellevue, and surrounding jurisdictions.

# DESIGN REVIEW REFORM

Design review adds burdensome costs and delays to bringing housing units to market in a time we need them most. Through our efforts, the City of Seattle adopted interim legislation that exempts projects performing MHA on-site from the design review process, a major win for housing.

# COMPREHENSIVE PLANS

As cities continue to refine their updated comprehensive plans, NAIOPWA has been at the forefront of advocating for pro-development and pro-density provisions in jurisdictions across Puget Sound. Because of our efforts, we are seeing important upzones and increased FAR allowances throughout the region.

# FROM OUR MEMBERS



For two decades, I've had the privilege of serving on NAIOP's Government Affairs Committee, working alongside exceptional leaders in commercial development. Together, we've grown from a small group into a powerful voice that aims to transform restrictive regulations into policies that foster smart growth. At the heart of our work is a commitment to the businesses and residents who bring our buildings to life.

The work of Government Affairs impacts every single member, regardless of sector. Our industry is facing one of its greatest challenges—the critical need for more housing supply. Thanks to the dedication and expertise of NAIOP Washington State's team, real progress is being made. That work matters, not just to our members, but to communities across the country.





For me, the true value of NAIOP Washington State lies in membership. Being part of this community means access to unmatched relationships, insights, and opportunities to participate in Government Affairs. While policies are important, what stands out most is the way membership empowers us all to have a seat at the table, working together to strengthen and grow our industry.

The NAIOP Washington State GA has evolved from just a few dedicated real estate professionals 25 years ago into broad base of membership and leaders from the industry into an influential and well respected powerhouse at both the state and local government level.



## RENEW YOUR COMMITMENT

NAIOP Washington State, the Commercial Real Estate Development Association, is a nonpartisan organization focused on advocating for the interests of the commercial real estate industry. As we are solely reliant on direct contributions from our members and CRE industry partners, we urge you to contribute now and help us support issues important to our industry as well as candidates throughout our region and across the political spectrum.

For more information on the impact of your contribution, contact NAIOPWA Executive Director, Danielle Duvall, at danielle@naiopwa.org or NAIOPWA Government Affairs Director, Carter Nelson, at carter@naiopwa.org. To donate, simply complete the below form and return it to info@naiopwa.org for invoicing.

#### **2026 Advocacy Commitment Form**

■ Premier Platinum - \$25,000

**POLITICAL ACTION COMMITTEE** 

**\$75,000** 

#### **ISSUES FUNDING**

ONGOING PLEDGE

Government Affairs contributors can make a multi-year

Issues Funding pledge, ensuring continued involvement

■ \$50,000 ■ \$25,000 ■ \$10,000 ■ \$5,000	<ul><li>□ Platinum - \$15,000</li><li>□ Gold - \$10,000</li><li>□ Silver - \$5,000</li><li>□ Bronze - \$2,500</li></ul>	and seamless access to important advocacy initiatives Committed companies will be automatically billed on October 15 of each year for the duration of their pledge Make a multi-year commitment below:  2 years	
\$2,500	Custom Donation:	■ 3 years	
□ Custom Donation:  To participate in our Government Affairs program, your co	■ 4 years ■ 5 years		
combine Issues Funding and PAC contributions to reach this threshold. Organizational sponsors (\$7,500+) may participate with a \$2,500 minimum towards advocacy.		□ Custom Pledge:	
To confirm	n your sponsorship, please return this form to info	@naiopwa.org.	
	CONTACT INFORMATION		
Contact:			
Address:			
	Contact Email:		
Signature		Date	
	PAYMENT INFORMATION		
■ Visa, MasterCard, AMEX		■ Check Enclosed	
Credit Card Number:		■ Invoice Me	
Expiration Date:/_	Security Code:		

All payments are due within 30 days from the above listed invoice date or 30 days before the event date, whichever is earlier. Sponsorships will not be recognized until payment is made in full.

Please email or mail this form with payment to NAIOP Washington State: P.O. Box 40, Redmond, WA 98073

## **COMPANY RECOGNITION**



#### To support NAIOPWA's 2026 Government Affairs Agenda, visit

www.naiopwa.org/advocacy.

#### \$15,000+

- Premier placement of company link and logo on NAIOPWA homepage
- Featured company listing on the NAIOPWA app
- Three breakfast meeting season passes
- Premier logo recognition in rotating slideshow during monthly breakfast pre-show
- Opportunity to host exclusive legislator/stakeholder events
- For Night of the Stars table hosts, upgraded table placement
- Premium NAIOPWA company recognition package: Three months of website and weekly email logo recognition
- Up to three company delegates on Government Affairs committee
- Three complimentary event registrations to all Government Affairs events

#### \$10,000

- Premier placement of company link and logo on NAIOPWA homepage
- Featured company listing on the NAIOPWA app
- Two breakfast meeting season passes
- Logo recognition in rotating slideshow during monthly breakfast pre-show
- Basic NAIOPWA company recognition package: One month of website and weekly email logo recognition
- Up to three company delegates on Government Affairs committee
- Three complimentary event registrations to all Government Affairs events

#### \$7,500

- Secondary placement of company link and logo on NAIOPWA homepage
- Company listing with logo and contact info on the NAIOPWA app
- One breakfast meeting season pass
- Up to three company delegates on Government Affairs committee
- Three complimentary event registrations to all Government Affairs events

#### \$5,000

- Up to three company delegates on Government Affairs committee
- Three complimentary event registrations to all Government Affairs events

## IN THEIR OWN WORDS

The caliber of leaders who come together through our Government Affairs efforts at NAIOP is extraordinary. We are advocating for our industry, educating our membership, and achieving cost savings through our common message and ability to unite. The return on investment is clear: by working together for the greater good, we protect our businesses, create more opportunities, and ensure a thriving community now and into the future.





I can't call myself a true 'local market expert' if I don't know what threats are on the horizon for industrial real estate. NAIOP gives me the information, tools, and perspective I need to stay ahead. That's what makes my participation in the Government Affairs committee indispensable—it ensures I'm always prepared to advise and act with confidence.

NAIOP's Government Affairs efforts are powered by volunteers who step up for the greater good. Their work isn't about personal gain—it's about ensuring our entire industry has the support it needs to thrive. By fostering a favorable business climate, they're not only protecting jobs and investments but also strengthening communities across the nation.





To keep our markets strong, we must remain competitive on a national scale. Capital investment flows where conditions are right, and NAIOP Washington State's work ensures our region stands out. By creating the environment necessary to drive investment and deliver more housing supply, NAIOPWA helps us build a future of growth, innovation, and opportunity.

## **PRIORITIES FOR 2026**

# INDUSTRIAL REGULATION& CURB ACT

We anticipate a return of the CURB Act in the 2026 legislative session and will continue to voice our concerns regarding the policy's shortcomings and unnecessary burdens on industrial real estate. Furthermore, we will stay proactive in spotting any other attempts to add cost and complexity to the industrial development process.

# REAL ESTATE TRANSFER TAX & TAX POLICY

Olympia doesn't have a budget problem; it has a spending problem – and real estate has continued to bear the brunt of politicians' tax focus in recent years. NAIOPWA will oppose any effort to increase the Real Estate Excise (Transfer) Tax, as well as other efforts by the state legislature to target real estate as a source of additional revenue.

# HOUSING SUPPLY& REGULATION

Our members know that the answer to our region's housing crisis is simple: we need more homes. Supply solutions are the only pragmatic approach to meeting housing goals over the next several decades. We will continue to work with lawmakers on well-calibrated incentive programs that encourage development and reduce unnecessary regulatory burdens for housing projects.

# INDUSTRIAL ZONING & WAREHOUSE MORATORIA

At a time when tariffs threaten consumer costs, it is more important than ever to have a robust industrial market to meet the production needs of our region. We are aware of jurisdictions that have already or aim in the future to implement moratoria on warehouse and industrial development. In 2026, we will continue to fight these shortsighted policies that stifle growth and economic opportunity.

# COMPREHENSIVE PLANS

Cities are in the final stages of updating their comprehensive plans in accordance with state law. NAIOPWA will continue to engage with jurisdictions and advocate for thoughtful planning practices that emphasize density, transit connectivity, and economic vitality.

# MULTIFAMILY TAX EXEMPTION

As more cities adopt their own MFTE programs, we will remain at the forefront of the conversation. We will push for policy provisions and affordability levels that make MFTE a true incentive program, with the goal of encouraging developer participation and ultimately the creation of new housing units for our area.

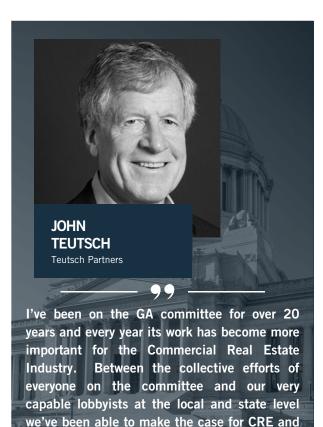


### **FUNDER BENEFITS**

# DONATE TO THE GOVERNMENT AFFAIRS PROGRAM IN 2026

Our success relies on securing consistent funding for impactful advocacy. Throughout the year, supporters gain direct access to political leaders, economic analysts, and industry experts, providing valuable insights and opportunities to network with fellow industry leaders.

Issues Funding	PAC Funding	Total Support
\$25,000	\$15,000	\$40,000
\$15,000	\$10,000	\$25,000
\$10,000	\$5,000	\$15,000
\$5,000	\$2,500	\$7,500



its importance in the health and growth of our

state and local communities. These efforts

have been instrumental in shaping legislation

that reflects our input. Its work will only

become more essential in the future.

# LEGISLATIVE & REGULATORY UPDATES

GA contributors receive regular briefs that distill legislative and regulatory updates to asset class and jurisdiction-specific impact points with pointed action items when appropriate. Monthly meetings keep GA committee members informed on key topics throughout the year.

# EFFECTIVE LOBBYING IN OLYMPIA AND LOCALLY

Aggressive advocacy and representation on critical issues affecting the commercial real estate industry and economic development in Washington State. This advocacy helps to protect your business from potentially devastating legislative and regulatory requirements.

## ECONOMIC RESEARCH REPORTS

Access to research commissioned for specific, issue-based advocacy efforts, including hard data that equips our lobbying team with research grounded in real-world policy outcomes. GA contributors are given the opportunity to influence focus of research based on issues that matter most to them and their companies.

# NETWORKING WITH OFFICIALS & KEY DECISIONMAKERS

Gain exclusive access to in-person meetings and events with the association's Board of Directors, key stakeholders, and elected officials, offering valuable networking opportunities while staying informed on the latest advocacy updates.

# GOVERNMENT AFFAIRS CONTRIBUTORS

Thanks to our supporters, particularly those who contribute to our government affairs and advocacy campaigns, our chapter kept our place at the table and secured important wins for CRE and the business community at large in Washington state.

**AMLI** Residential **AvalonBay Communities** Avenue 55 **Bear Creek Real Estate Bridge Industrial Cairncross & Hempelmann CenterPoint Properties Core States Group Coughlin Porter Lundeen Davis Property & Investment Fourth Avenue Capital GenCap Construction Corp Grand Peaks Properties** HAL Real Estate **Holland Partner Group Howe Family Holdings LLC Hudson Pacific Properties Inc.** Investco LLC **Kilroy Realty Corporation Lake Union Partners Lake Washington Partners** Mackenzie, Inc.

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**MainStreet Property Group** Mill Creek Residential Nitze-Stagen & Co. Panattoni Development Co. **Pietromonaco Jackson Properties Pillar Properties Prologis Prometheus Real Estate Group Rhoadstone Rockefeller Group** Rowley Properties, Inc. **Sabey Corporation** Tarragon **Terreno Realty Corporation** Teutsch Partners, LLC **Underwood Gartland Development Urban Renaissance Group** Vector Development Company Vulcan Real Estate Wallace Properties, Inc. Washington Holdings