

From: Miriam Villiard <miriam@heritagebuildersnw.com>

Sent: Wednesday, February 9, 2022 5:36 PM

To: DES SBCC <sbcc@des.wa.gov>

Subject: Written testimony regarding Section 429

Heritage Builders NW LLC would like to see that exception added back to the code before official adoption by the SBCC. The state is in a housing affordability and homelessness crisis with not just a shortage of more than 225,000 single-family homes but also 157,000 rental units available for extremely low-income renters. According to the National Low-Income Housing Coalition, 68% of extremely low-income renter households are severely cost burdened by housing costs (which include monthly utility payments). Even 19% of middle-income earners are cost burdened. While it's important to meet statutory mandates and prepare the state for the electric vehicle movement, we need to balance this need with unforeseen added costs to renters. BIAW members that develop multi-family apartments have stated that utility upgrades can cost upwards of \$20,000. If paid for by the developer, cost is passed on in the form of larger rent premiums, while if paid by the utility, it's passed on in the form of higher monthly utility bills. Any amount of relief would be appreciated by both developers and renters in this state.

All the best,

Miriam J. Villiard, Owner

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