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We aspire to be the most trusted and respected housing experts in the Puget Sound region.

MBAKS enjoyed a very productive 2019 as we celebrated our 110th year as the oldest local homebuilders association in the country. So much has happened since we started, but through it all we have consistently promoted our industry's role in housing Puget Sound communities.

In 2019, we continued this tradition.

With more than 2,700 member companies at our side, we worked diligently toward our aspiration of being the most trusted and respected housing experts in the region. We could not have done this without you: our members, our board of directors, our staff, and our sponsors.

Our successes in King and Snohomish counties and in Olympia—including the passage of a condo reform bill (SB 5334) and a bill increasing residential building capacity (HB 1923)—demonstrate that when we work together, we can have a real, positive impact on housing.

MBAKS also reached new heights in 2019 by taking a lead in ongoing efforts to end the regional housing crisis by establishing the Coalition for More Housing Choices. The Coalition is now working with other housing experts to identify and implement solutions so that everyone has access to quality housing.

As we embark on 2020, MBAKS is ready to build on common ground to make these solutions a reality. We're confident we're on the right path, but we'll need your support to make this happen. Thank you!

Please enjoy this retrospective of 2019.



KAT SIMS
 EXECUTIVE DIRECTOR
 MBAKS



BONNIE GEERS
 2019 MBAKS PRESIDENT
 QUADRANT HOMES



Reaching New Heights

Membership Value



Membership **retention stands at 85.2%** with more than 2,700 members.



MBAKS retro program, GRIP, continued to grow, with L&I **refunding over \$12.4M** to more than 1,300 companies.



The MBA Health Trust provided more than 36,000 members, their employees, and families with **affordable, comprehensive health insurance**.



With a focus on ensuring events are **intentional and have purpose**, MBAKS improved program content, which resulted in a **20% increase in attendance** at many MBAKS events.



Community



Built Green **certified 845 projects** with 1,627 total units in 2019.



The annual **Painting a Better Tomorrow**® event gathered 181 volunteers who **painted 45,000 square feet** of the interior space at Volunteers of America Western Washington in Everett.



582 volunteers spent 5,693 hours building **40 ramps** for families in need through the MBAKS Rampathon® program.



Provided support to three new nonprofit partners: Downtown Emergency Service Center, Hopelink, and Plymouth Housing. MBAKS also provided ongoing funding to Habitat for Humanity, Housing Hope, Rebuilding Together Seattle, and Sawhorse Revolution.

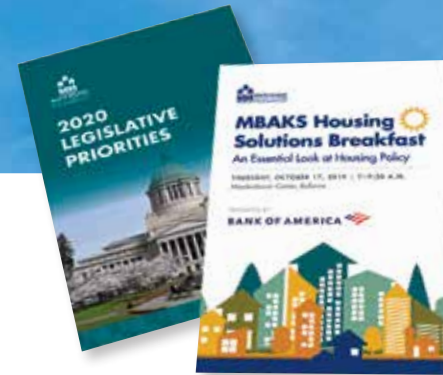
Housing Advocacy



Annual MBAKS Housing Solutions Breakfast featured **former Washington Governor Christine Gregoire** and focused on the need for more housing choices.

The Affordable Housing Council interviewed and endorsed **62 pro-housing candidates for public office**. 46 of them won their races, and notably 16 of those candidates ran for the first time.

Advocated for code changes expanding townhouse opportunities in Everett and Arlington.



Successfully advocated for **condominium liability reform** legislation designed to spur condo construction and a bill to increase urban capacity for housing.

Successfully lobbied to **eliminate the problematic 2-foot rule** related to ground-disturbing activities in Snohomish County.



Supported passage of Seattle ordinance **expanding accessory dwelling units (ADUs)**.

Supported adoption of **pro-housing ordinances in Covington** to increase short plat thresholds and allow administrative approval of final plats.

Financial Stewardship

Clean audit report for 2019.

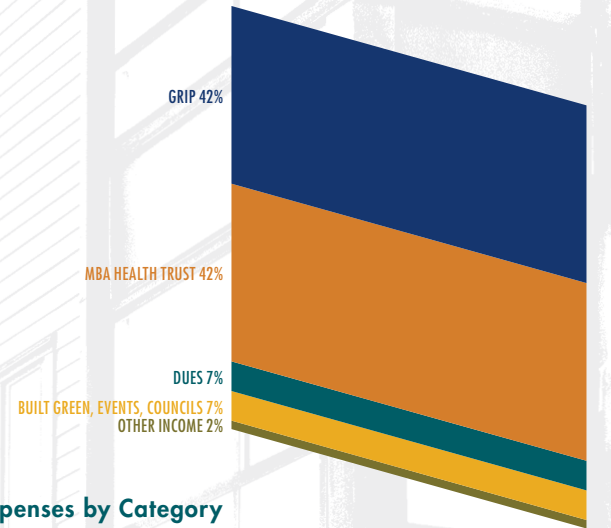
Total **revenue better** than budget by \$841K (7%).

Total **expenses better** than budget by \$1.1M (10%).

Operating **income almost four times** what was budgeted, and better than prior year by almost \$1.3M.

ERNwest, the **new third-party GRIP administrator**, brought in more than 20 new participants and **\$1M in premiums**—the best same-quarter performance in the past five years.

2019 Revenue by Source



2019 Expenses by Category

