



2015 Annual Report to the City of Seattle

Approved March 9, 2016 by the PHPDA Governing Council

**2015 Annual Report to the City of Seattle
Pacific Hospital Preservation & Development Authority**

Overview

Purpose & Mission

The Pacific Hospital Preservation & Development Authority (PHPDA) is a public development authority established under Seattle Municipal Code 3.110 and a 501(c)(3) organization. In 1981, the City of Seattle chartered the PHPDA, placing in its trust the U.S. Public Health Service Hospital and its campus. The PHPDA purpose (per the revised Charter, as approved by the Mayor of Seattle on July 25, 2011) is to support and provide funding for the provision of the best possible health care to medically underserved communities in the greater Puget Sound area, including those referred through community clinics, those with limited access to medical care, and all others who are in need of charity health care. In late 2015 and early 2016, the PHPDA revised its strategic plan for 2016-2019. The PHPDA lease revenues fund these goals and our health mission, through grant-making.

Report on 2015 Priorities

- *Through a competitive process, award grants to improve access to health resources and improve health outcomes among underserved populations.*
 - The PHPDA awarded grants to the following agencies for program funding from July 1, 2015 through June 30, 2016:

AGENCY	AWARD	PROGRAM
Chinese Information & Service Center	\$95,284	Health care referral and linkages for low income Asians/Pacific Islanders
Country Doctor Community Health Centers	\$190,000	After-hours primary care clinic
El Centro de la Raza	\$77,867	Information/assistance in enrolling Latino/a clients in ACA
Harborview Medical Center	\$160,000	Diabetes management and improved outcomes
Mercy Housing NW	\$249,896	Community health workers to engage clients in healthcare in low-income housing settings
Neighborcare Health	\$150,000	Community health workers to engage clients in healthcare in the Yesler Terrace area
Project Access NW Dental	\$132,000	Dental case management, referral to oral health services
Seattle Indian Health Board	\$130,876	Health care linkage and support services for Indian elders
Seattle-King County Dental Society	\$100,720	Denture/partial services to low income patients with tooth loss
Teen Feed	\$115,000	Patient navigator services; enrollment in ACA for homeless youth and young adults
YWCA	\$95,260	Reduce poor birth outcomes among low income women
International Community Health Services	\$208,638	Access to health care, insurance, and resources for Bellevue-area immigrants
Navos	\$250,000	Health care access and outcomes for low-income adults with serious mental illness
Project Access NW Medical	\$150,000	Access for low-income residents needing

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		medical specialty care services
Asian Counseling & Referral Service	\$100,000	Provide integrated behavioral and primary health care to Asians/Pacific Islanders
HealthPoint	\$130,000	Enhanced primary care services for non-English and non-Spanish speakers
Planned Parenthood	\$100,000	Increase access to Long Acting Reversible Contraceptives to uninsured, underinsured and vulnerable women
TOTAL	\$2,435,541	

- In addition, the PHPDA granted the second half of funding awarded in 2014 (for the period July 1, 2014 through June 30, 2015) for the following agencies:

AGENCY	AWARD	PROGRAM
Chinese Information & Service Center	\$95,284	Health care referral and linkages for low income Asians/Pacific Islanders
Country Doctor Community Health Centers	\$163,958	After-hours primary care clinic
El Centro de la Raza	\$77,874	Information/assistance in enrolling Latino/a clients in ACA
Harborview Medical Center	\$146,079	Diabetes management and improved outcomes
Mercy Housing NW	\$249,056	Community health workers to engage clients in healthcare in low-income housing settings
Neighborcare Health	\$136,048	Community health workers to engage clients in healthcare in the Yesler Terrace area
Project Access NW Dental	\$125,246	Dental case management, referral to oral health services
Seattle Indian Health Board	\$130,876	Health care linkage and support services for Indian elders
Seattle-King County Dental Society	\$100,720	Denture/partial services to low income patients with tooth loss
Teen Feed	\$100,000	Patient navigator services; enrollment in ACA for homeless youth and young adults
Project Access NW Medical	\$161,809	Access for low-income residents needing medical specialty care services
TOTAL	\$1,486,950	

- In an effort to highlight the lessons learned in this first year of grantmaking, the PHPDA hired a graduate student intern from the University of Washington School of Public Health to interview program managers and community health worker (CHW) staff at our grantee organizations on the subject of the emerging community health worker sector. The goals of the report were to summarize various state-by-state adaptations of CHWs into the workforce, shed light on significant themes from the PHPDA grantee interviews, and propose key recommendations specific to the PHPDA.
- *Establish additional funding avenues, including a nimble fund and collaborative grantmaking with other funders.*

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- o The Nimble Fund awarded grants to the following agencies on December 11, 2014, for funding beginning January 1, 2015:

AGENCY	AWARD	PROGRAM
Somali Health Board	\$28,540	Develop agency infrastructure and improve technology capacity to serve Somali immigrants
Seattle Counseling Service	\$30,240	Conduct research on behavioral health needs of LGBTQ immigrants
The Q Card Project	\$14,600	Create resource to help LGBTQ youth access healthcare
Boyer Children's Clinic	\$35,000	Implement Electronic Health Records system
Global to Local	\$37,000	Develop database to track project outcomes and outputs
TOTAL	\$145,380	

- o The Nimble Fund awarded grants to the following agencies on March 12, 2015, for funding beginning April 1, 2015:

AGENCY	AWARD	PROGRAM
WA State Smile Partners	\$50,000	Operate a mobile van to ensure access to dental care at low-income South King County schools
Lutheran Community Services NW	\$49,629	Expand to Kent which has a growing refugee population and where half of its clients reside
Economic Opportunity Institute	\$25,000	Assess disparities in healthcare coverage by race, gender, age, and SES in WA State
TOTAL	\$124,629	

- o The Nimble Fund awarded grants to the following agencies on June 11, 2015, for funding beginning July 1, 2015:

AGENCY	AWARD	PROGRAM
Children's Alliance	\$40,000	Engage community members in a qualitative data gathering process
Consejo	\$50,000	Provide its staff with mobile devices, and implement infrastructure improvements
NAMI	\$10,000	Addition of an AmeriCorps Volunteer and a new electronic referral and intake database
Hope Heart Institute	\$3,000	Address high cardiovascular disease (CVD) morbidity and mortality rates
Seattle Center Foundation	\$10,000	Provide a full range of free vision care through their one-day clinic
YMCA of Greater Seattle	\$15,000	Customization of case management software
TOTAL	\$128,000	

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- The Aligned Fund awarded grants to the following agencies for funding beginning December 1, 2015:

AGENCY	AWARD	PROGRAM
Global to Local	\$50,000	Continue and enhance the Food Business workshops currently being offered with G2L funding
HomeSight	\$50,000	Address the health imperative of youth violence through a community-led youth development approach
White Center CDA	\$50,000	Access to healthy activities, health focused information and engagement
TOTAL	\$150,000	

- *Provide financial stewardship by managing the Pacific Tower property and the revenues from three long-term tenants in a responsible manner.*
 - The PHPDA has three long-term leases that remain active: with the Washington State Department of Commerce (DOC), with WRC.Com Development LLC for the property's north parking lot, and Pacific Medical Centers, for clinic space in Pacific Tower and health-related administrative space in the Quarters buildings.

Summary of Key 2015 Activities

Guided by the Strategic Plan for 2012-2015, the PHPDA's program work in 2015 was largely focused on continuing to develop our grantmaking portfolio. We awarded approximately \$2.5 million total for Major Grant contracts beginning July 1, 2015 (and continuing into 2016) and approximately \$398,009 in Nimble Fund grant awards. In total, the PHPDA awarded over \$2.9 million in grants in 2015.

The funding priorities for our Major grants were:

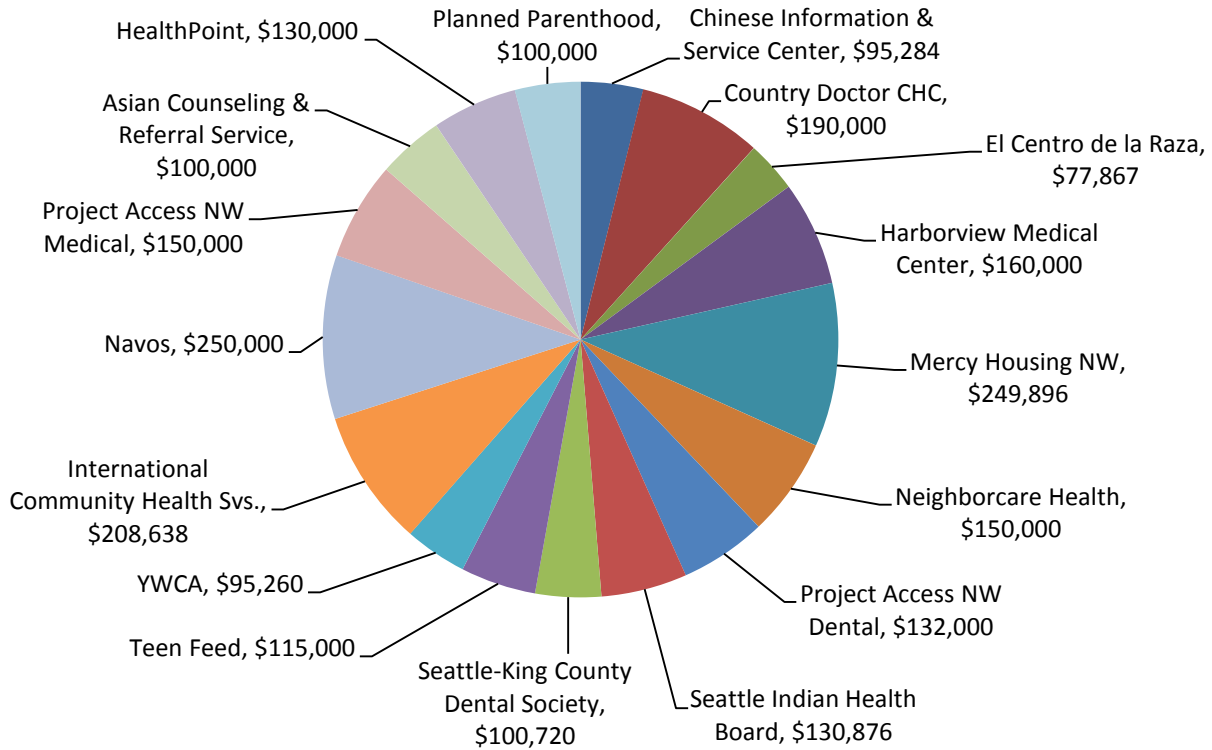
- Projects that focus on ensuring access for underserved eligible populations and communities to health resources and services provided by the Affordable Care Act
- Projects that provide services and/or increase access to services among populations and communities who are not eligible to receive services under the Affordable Care Act
- Projects that provide services that are not covered, in part or fully, under the Affordable Care Act.
- Projects that address cultural, linguistic, economic, and other access barriers to successful utilization of medical and other services, including projects that improve health literacy among the populations to be served

The funding priorities for our Nimble Fund grants were:

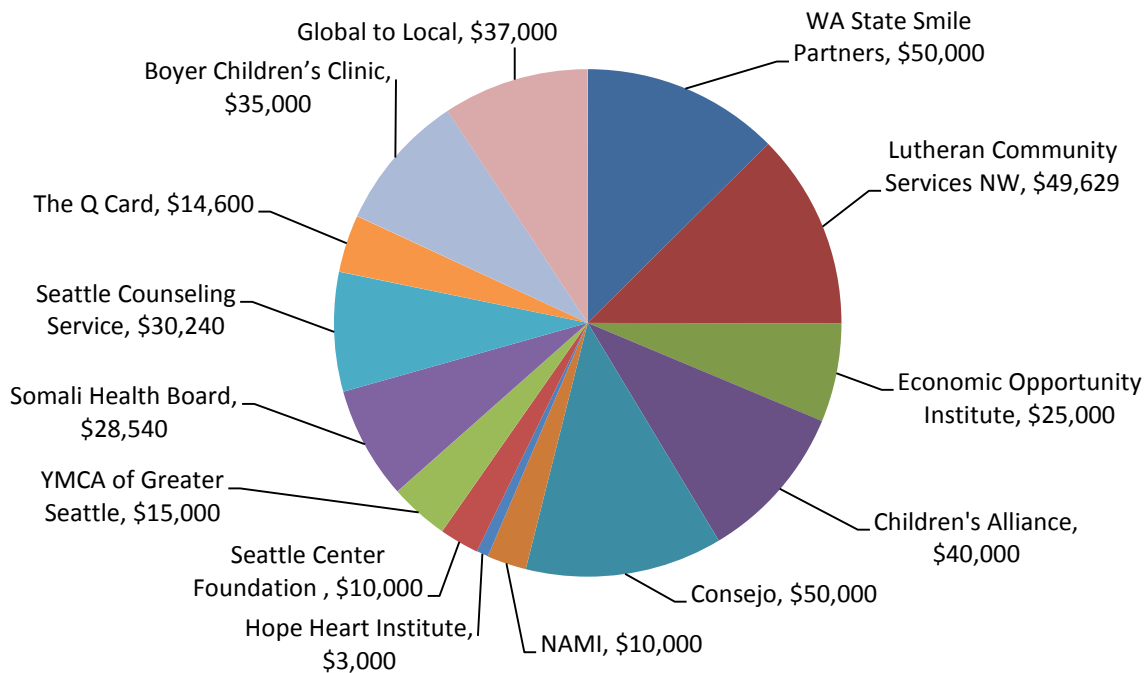
- Short term, time-limited projects
- Infrastructure and capacity development
- Planning
- Technology improvement
- Training, including internal staff training and external community trainings/educational events

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Funding for 2015 Major Grants



Funding for 2015 Nimble Fund Grants



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Financial Stewardship

Clark Nuber completed the 2014 external audit and reported compliance with policies and procedures. The 2015 external audit is scheduled for April-May 2016. The State Auditor conducted the 2012-2013 audit in Fall 2014. The PHPDA received a clean audit report. The 2014-2015 PHPDA State audit is expected in 2016.

The PHPDA's Finance Committee reviewed financial statements on a monthly basis, with the full Governing Council reviewing them quarterly. On a quarterly basis, the Treasurer reviewed credit card expenditures, the check register, employment tax payments, and retirement contributions. Financial policies are continually reviewed and updated, and new policies developed.

Additionally, the Finance Committee tracked investments on a monthly basis, making investment decisions accordingly.

2015 PHPDA Council Members & Officers

The PHPDA is governed by a board of nine appointed members.

Council Member	Position(s)	Employment	Term Ends	Appointing Authority
Mike Heinisch	Council Chair, Program Committee Member	Kent Youth & Family Services	December 2017	Governing Council
Nancy Sugg	Council Vice-Chair, Program Committee Chair	Dept. of Medicine, Harborview & the Pioneer Square Clinic	December 2016	Governing Council
Judy Tobin	Council Secretary, Program Committee Member	Community Volunteer	December 2018	Governing Council
Nate Dreon	Council Treasurer, Finance Committee Chair	Bloc Builders	December 2015	County Exec
Tony McLean	Finance Committee Member	South King County CHI Franciscan Health	December 2016	Governing Council
Rhonda Berry	Finance Committee Member	Office of King County Executive	December 2016	Mayor
Ellie Menzies	Program Committee Member	Community Volunteer	December 2018	Mayor
Doris Koo	Finance Committee Member	Yesler Community Collaborative	December 2017	Mayor
Rich Nafziger	Program Committee Member	Seattle University	December 2015	Mayor
Jeff Natter	Executive Director			

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Financial Information

Operating Budget

The PHPDA 2015 Operating Budget was approved on December 9, 2014. The PHPDA has no capital budget.

Revenues:	\$6,041,194
Funds used from savings in previous years:	\$0
Operating Expenses:	\$2,904,900
Grants/Projects/Services:	\$2,592,896
Depreciation (non-cash):	\$835,098
Pass-Through Taxes*:	\$25,000

*The PHPDA pays property taxes on behalf of its long-term tenants, and is subsequently reimbursed for these taxes.

PHPDA revenue sources in 2015 were: 1) rental income from long-term tenants, Department of Commerce, WRC.Com Development LLC, and Pacific Medical Centers; 2) lessee tax reimbursements, 4) interest income; and 5) lessee reimbursement of property operating, management, and other expenses. As of December 31, 2015, the PHPDA holds \$6,124,156 in the Pacific Tower and Property Reserve Fund.

The PHPDA's Crime Coverage insurance policy protects the PHPDA from theft and loss of/damage to money, securities and other property sustained by PHPDA officers and staff.

List of Depositories

As of December 31, 2015, PHPDA monies are deposited in a Pacific Continental Bank checking account. Additional monies are invested in the State & Local Government Investment Pool, a CD with EastWest Bank, two CDs with Sound Community Bank, and a CD with Northwest Bank.

Certified Statement of Assets, Liabilities, Income, and Expenses for 2013 and 2014

The December 31, 2014 PHPDA Financial Statements and Schedules (with Independent Auditors' Report thereon) were transmitted to the City of Seattle in June 2015. The 2015 Audit will be transmitted upon completion.

Priorities for 2016

- Through a competitive process, award grants to improve access to health resources and improve health outcomes among underserved populations.
- Explore additional funding avenues and mechanisms to further PHPDA's mission and strategic goals.
- Provide financial stewardship by managing the Pacific Tower property and the revenues from three long-term tenants in a responsible manner.
- Participate in key local and regional health policy and planning workgroups and collaborations.

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Attachments

- 1. Certificates of Insurance**
- 2. PHPDA 2015 Operating Budget**
- 3. Resolution 18-2014, approving the 2015 Operating Budget**