In November 2013, the Pacific Hospital Preservation & Development Authority and the Washington State Department of Commerce announced the successful signing of a 30-year lease agreement for more than 205,000 square feet of Pacific Tower, effective January 1, 2014. Pacific Tower will serve as a new satellite campus for Seattle Central College to house its growing allied health programs, which include nursing, respiratory care, surgical technology, opticianry (the only accredited two-year program on the West Coast), dental hygiene and dental assisting (a program at Seattle Vocational Institute, part of Seattle Central). The increased instructional space will enable a two- to three-fold increase in enrollments. The new campus will also support the college’s plans to offer two new four-year degree programs: a Bachelor of Science in Nursing and a Bachelor of Applied Science in Allied Health. These two- and four-year programs will serve some of the 1,800 students enrolled in health programs across the Seattle Colleges district who would like to continue their education.

**Expanded grantmaking**

The revenue generated from the lease means an expansion of the Pacific Hospital PDA’s grantmaking. Over the past 10 years, we have provided more than $10 million in targeted funds to provide charity care for uninsured and underinsured persons in King County. We have also funded several pilot programs aimed at improving health care access. In 2014, the Pacific Hospital PDA began our first round of fully competitive grant funding, with the goal of contracting more than $1.5 million to a wide array of community partners. We will announce the recipients of these grants May 14, 2014.

With an eye toward being responsive to the goals of the Affordable Care Act, we will partner with organizations across the county to improve access to care among underserved populations and eliminate health care outcome disparities for these individuals and communities. We are excited about the promise of this work in the community and look forward to sharing the key outcomes from our grants.

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**Our Mission**

The mission of the Pacific Hospital Preservation & Development Authority is to champion effective health care for the vulnerable and disadvantaged in our community.

**Our Vision:**

We envision a community in which all people have access to effective health care that respects each individual’s value and circumstance.
2013: A year of change & commitment

The past year brought great change for the Pacific Hospital Preservation & Development Authority, for Washington state and for the nation as a whole. As the new Executive Director of the Pacific Hospital PDA, I believe it is important to reflect on these changes and consider what we’ve learned.

On the state and federal level, the implementation of the Affordable Care Act (ACA) offers us an opportunity as great as any we’ve seen in this country since the advent of Medicaid and Medicare. Millions of Americans will now have access to quality health care, either through enrollment in expanded Medicaid or through newly affordable health insurance. This also poses a major challenge for all of us in the health and social services fields, as we try to understand the complexities of the new system, develop new structural ways to deliver health care and find creative ways to identify and enroll people who can benefit from the ACA.

Changes in Washington state
Thanks to the tireless efforts of the Washington State Health Care Authority, Public Health – Seattle & King County, King County government and countless community partners, we have made impressive strides in making affordable health care access a reality for the citizens of Washington state. There are still challenges to be faced: How do we provide care to those who do not qualify for the ACA due to lack of citizenship status? How can we assist those who do qualify and help them make informed decisions about which coverage works best? And how do we ensure that these individuals, once covered, make full use of the health care resources at their disposal?

In this regard, Washington state has a valuable lesson to teach the rest of the country: If we devote the necessary financial and human resources, we can make the ACA work. We cannot fully achieve success in providing equitable health care to everyone unless we all commit, and continue to commit, to make the ACA succeed.

Changes for the Pacific Hospital PDA
For the Pacific Hospital PDA, 2013 was a time of significant transformation. Charismatic and influential Executive Director Rosemary Aragon announced her plans to retire in 2013, after leading the organization for over a decade. Rosemary helped elevate the Pacific Hospital PDA as a key player in the local and state health care arenas, and advanced the organization’s core mission of addressing health care access and outcome disparities among underserved populations. Of equal importance is that Rosemary assembled a staff, Governing Council and team of advisors with immense knowledge, skill and passion for the work.

The lesson here is clear: The best leaders leave behind organizations that are better than when they arrived. Bravo, Rosemary, for your invaluable service. All of us at the Pacific Hospital PDA, our partners and the communities we serve owe you our gratitude.

It’s never easy to follow in the footsteps of an outstanding leader like Rosemary, but I am honored that the Pacific Hospital PDA Governing Council saw fit to invest me with the responsibility of shepherding the organization into the future. When I first arrived in August, I liked the energy I sensed — small, impassioned and vocal. I never want to lose the sense of urgency and determination in our work; we may be a small organization (that owns a big property), but we can also be a strong force for change and equity in our region.

Changes for Pacific Tower
Shortly after my arrival came the culmination of the Pacific Hospital PDA’s efforts to secure a long-term tenant for Pacific Tower. After a lengthy and intensive process, we signed a 30-year lease with the Washington State Department of Commerce. As highlighted earlier in this report, the Department of Commerce’s tenancy signals an exciting new life for Pacific Tower.
Pacific Hospital PDA grants in 2013

**Project Access Northwest:**

**Medical Case Management — $150,000**
The Pacific Hospital PDA was a founding funder of Project Access Northwest in 2006, when the organization began as King County Project Access. Since then, the Pacific Hospital PDA has provided essential core funding totaling more than $1 million for the agency.

**Project Access Northwest:**

**Dental Case Management — $95,857**
The Pacific Hospital PDA continued to fund Project Access Northwest to provide case management services for low-income, uninsured dental patients.

**Project Access Northwest:**

**Client Management Database — $10,000**
In 2013, the Pacific Hospital PDA provided a $10,000 grant to Project Access Northwest for a new client management database system. The new system will improve the organization’s reporting and evaluation capabilities. Staff will be able to track additional metrics on their specialty referrals and case management, and will be able to efficiently generate detailed reports of their work.

**Public Health–Seattle & King County — $16,667**
The Pacific Hospital PDA funded the translation of ACA Medicaid expansion materials into nine additional languages to support outreach and enrollment efforts.

**Health Philanthropy Partnership — $5,000**
The Pacific Hospital PDA partners with six other foundations in Washington state to maximize the opportunities of the Affordable Care Act and strengthen collaboration around the Triple Aim — reducing cost, improving quality and improving access.

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**MESSAGE FROM THE DIRECTOR**

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Although the leasing process was often challenging (what long-term multimillion-dollar process wouldn’t be?), we did learn valuable lessons: When good people put their minds to it, they can accomplish wonderful things. The promise of the new era for Pacific Tower is vast, and it’s a testament to the devotion and passion of all who had a hand in making it happen.

We embark on 2014 with many lessons learned: commit to doing good, strive for excellence, fight inequity and work together. I’m very proud to be part of the Pacific Hospital PDA team and look forward to working with all of you in sustaining our commitment of service to the community.

Jeff Natter, MPH
Pacific Hospital PDA Executive Director
New Governing Council Members & Strategic Advisors

New in 2013

Diane M. Narasaki, MNPL
Asian Counseling & Referral Service
Council Member

Sharyne Shiu Thornton, PhD
Building Changes
Strategic Advisor to Planning

Michael Leong, JD
SeaMar Community Health Center
Strategic Advisor to Planning

The meetings of the Pacific Hospital PDA Governing Council and its committees are open to the public. The Governing Council meets regularly from 5:30–7:00 p.m. on the second Tuesday of every month at the Pacific Hospital PDA offices. The beginning of each meeting is reserved for public comment.

New in 2014

Rhonda Berry, MBA
King County
Council Member

Anthony J. McLean, MHA
St. Francis Hospital, Franciscan Health System
Council Member

Nancy Sugg, MD, MPH
Pioneer Square Clinic, Harborview Medical Center
Council Member

Acasia Olson, MPH
WA Dental Service Foundation
Strategic Advisor to Planning

Bob D. Cook, MBA
WA State Housing Finance Commission
Strategic Advisor to Finance

Thank you to Terri Rambosek, Marite Butners, Dan Lessler & Erica Floyd for their service to the Pacific Hospital PDA

The Pacific Hospital PDA would like to recognize the outstanding service of our Board Members and Strategic Advisors whose terms came to a close in 2013. Terri Rambosek was appointed by Mayor Greg Nickels in 2006 and served through 2013. During her eight years at the Pacific Hospital PDA, she served as Governing Council Chair, Vice Chair and Secretary. She is the current Corporate Counsel for Catholic Health Initiatives at Fransican Health System. Marite Butners was appointed by the Pacific Hospital PDA Governing Council in 2008 and served through 2013. She served as the Pacific Hospital PDA Governing Council Treasurer. Ms. Butners is retired from Providence Health & Services, where she served as System Director of Foundation Support Services. Dan Lessler was appointed by the Pacific Hospital PDA Governing Council in 2011 and served through 2013. Mr. Lessler is the current Chief Medical Officer for the state’s Medicaid program and Public Employees Benefits at the Washington State Health Care Authority. Erica Floyd served as Strategic Advisor to the Pacific Hospital PDA Finance Committee and is a controller at UW Physicians. We are grateful for their many years of service at the Pacific Hospital PDA and for their commitment to supporting health care access.