Pacific Hospital Preservation & Development Authority (PHPDA) champions access to high-quality health care for marginalized populations throughout our community. We work to close gaps in health care access across the full continuum of care from primary care to specialty care. We do this by making grants to organizations in King County working to address barriers to care and reduce health disparities based on racism, sexism, homophobia and transphobia, income inequality, and other social inequities.

Access to safe, affordable, and culturally competent health care is not a given for all people. For some populations, numerous barriers hamper their access to health care, if not totally deny it. Poverty and homelessness are formidable and consistent obstacles, out of which other barriers arise, like unreliable transportation, lack of child care options, and insufficient health care insurance. Language barriers and the cultural capacity of health care providers can also play a role. But at their roots are racism, sexism, homophobia and transphobia, income inequality, and other social inequities.

In King County today, the individuals being served by PHPDA’s grantees are some of our community’s most vulnerable—a truth that has become even more apparent in light of the current COVID-19 pandemic. The individuals who are most impacted by health inequity are the same individuals suffering most from the impacts of COVID-19. Preventing these disparate impacts requires the work of PHPDA and its grantees. It may not be comfortable work, but it is necessary if we are to ensure that all people have the opportunity to live a healthy life.

In a survey of community members, barriers to care include:

- Lack of services, particularly mental health services
- Language barriers
- System navigation challenges
- Transportation and location of facilities
- Wait times and hours of operation
- Access to specialty care services
- Inability to pay

Disparities in health outcomes tied to race, ethnicity, and class persist in King County.¹

Low-income neighborhoods¹ experience poorer health. Diabetes, asthma, obesity, and mortality rates are all higher in King County’s low-income communities, particularly in South King County where poverty is now concentrated.

Poverty and oppression can erode mental health. Low-income adults and individuals experiencing marginalization, including individuals identifying as lesbian, gay, or bisexual, report greater serious psychological distress.

Most communities of color¹ remain disproportionately uninsured, with American Indians/Alaska Natives, Blacks, and Hispanics/Latinos significantly less likely than whites to have coverage.

¹King County Community Health Needs Assessment 2018-2019, authored by The King County Hospitals for a Healthier Community (HHC) collaborative.
²Often, neighborhoods of color are also low income.
Our history and grantmaking are rooted in a building.

Pacific Tower was the first U.S Marine Hospital in Seattle, and today is home to health care providers, non-profit organizations, and a variety of organizations working to create a thriving Seattle.

From the beginning, Pacific Tower has been a beacon of health care access. Built in 1933, the Pacific Hospital was a 312-bed federal institution serving veterans, merchant seamen, the U.S. Coast Guard, the U.S. Light House Service, and “the indigent and the poor.” Through the 1970s, the campus was a source of dependable health care for those without the resources to pay and the site of groundbreaking medical milestones, including the world’s first bone marrow transplant. Pioneering partnerships were forged with community clinics, and a national model emerged for providing care to the “medically underserved.”

PHPDA has stewarded the campus through transitions, while remaining true to its north star: Being a champion for the people in our community who lack access to effective health care. In the 1980s, Pacific Tower was transferred from federal to local ownership, and PHPDA was established and entrusted with managing this incredible landmark. Through our work and grantmaking, made feasible by lease income, PHPDA maintains the legacy of the building, one that started in service to health equity and continues to do so today.

Our brand of philanthropy is community-centered and catalytic.

The most potent solutions often emerge from impacted communities or those closest to them. And those solutions can take time and experimentation. That’s why we serve as a flexible partner, and are willing to invest in the bold ideas of community-focused organizations. Project Access Northwest and the Somali Health Board are examples of powerful ideas launched with our support. We connect our grantees with each other and with community resources we know are necessary to support growth—in efficacy, scale, and success.

Mere survival is not enough. We need to create and support thriving communities where all their members have meaningful opportunities to live to their fullest potentials. In this context, health is not a goal in and of itself: It is a resource for daily living.”

— John Kim, PHPDA Executive Director
Aurora Commons | Making Safe and Comprehensive Health Care Accessible to Street-Based Sex Workers

Women experiencing homelessness and addiction, and engaging in survival sex, face enormous barriers to health care, including a system that can be shaming and unprepared to address complex needs. The Safe Healthy Empowered Women’s Clinic (SHE) at Aurora Commons begins to meet these needs through integrative health care and harm reduction without judgment.

The SHE clinic is expanding access to care for street-based sex workers through increased service hours, staffing, and case management tools. The clinic will share what it has learned with the surrounding clinical community to optimize continuity of care for the women served.

Grant Amount | $166,000

Boyer Children’s Clinic | Ensuring Homeless Children Have Access to Critical Early Intervention Services to Address Developmental Delays

Children experiencing homelessness have greater developmental and health needs, influenced by all the factors that lead to homelessness: domestic violence, housing instability, or separation from family and community.

Boyer Children’s Clinic is launching a pilot project integrating early intervention services into family homeless services at Mary’s Place family homeless shelter. The Clinic is supporting screening and evaluation of children living there, and providing early intervention services to eligible children. At the end of the project, the Clinic aims to develop a replication model.

Grant Amount | $145,000

Community Health Board Coalition (through the Somali Health Board) | Identifying Community Needs to Create a Healthy, Thriving Future

The Somali Health Board is dedicated to reducing health disparities in King County’s Somali community, using a collaborative, community-driven approach. The board has been so successful that 10 other ethnic communities established health boards, and together they now make up the Community Health Board Coalition (CHBC).

CHBC is leading a comprehensive, community-led needs assessment and planning process that will lay the foundation for all future collaborative work. Outcomes inform a workplan and policy change agenda supporting community-identified priorities and working toward a healthy, thriving global community that is equitable for all.

Grant Amount | $150,000

The PHPDA Health Equity Fund

We awarded $3,098,212 to 22 different grantees serving individuals who face barriers in accessing safe, quality, affordable, and culturally competent health care services. Healthy Equity Fund grants are disbursed through two grantmaking programs:

Major Grants
- $50,000 – $200,000
  - renewable for three years

Nimble Grants
- Up to $30,000
  - one time, for capacity and infrastructure improvements, and small projects

2019 Grants
Seattle Counseling Service | Improving Behavioral Health Care for LGBTQ Immigrant, Refugee, and Undocumented Individuals

LGBTQ immigrant, refugee, and undocumented (IRU) individuals experience suicide ideation, substance use, anxiety, depression, and PTSD at higher rates, and face significant barriers to affordable and culturally appropriate behavioral health services.

Seattle Counseling Service (SCS) established the IRU Outreach Program to provide access to culturally relevant and linguistically fluent behavioral health and addiction services.

Other steps are being taken to fully integrate IRU care into quality improvement efforts, and to develop training and continuing medical education materials for providers and other staff.

Grant Amount | $198,151

Harborview Medical Center | Supporting Healthy Blood Pressure in African American patients

African Americans experience discrimination and institutional racism, as well as other stressors that play a significant role in shaping health outcomes. African Americans, nationally and in King County, are more likely than other groups to have uncontrolled high blood pressure.

Harborview Medical Center is launching a Peer Navigation Program for African American patients. Focus groups are being used to explore the unique barriers they face and to develop a program addressing them, while capitalizing on strengths in the community for supporting health. Peer navigators are coaching patients and supporting them in managing their blood pressure.

Grant Amount | $172,822

Northwest Health Law Advocates | Finding Solutions to the Access “Cliff” for Low-Income People Transitioning to Medicare

People with low or moderate incomes on Medicaid—disproportionately women, disabled, and/or people of color—may experience a transition to Medicare as “falling off a cliff.” Once they move to Medicare—from comprehensive no-cost Medicaid coverage—they may find the care they need is not covered and is unaffordable.

Northwest Health Law Advocates (NoHLA) is conducting a detailed policy analysis to address the Medicare “underinsurance” problem for low- and moderate-income individuals. The project engages a variety of stakeholders—from those impacted to the Washington State Health Care Authority—to identify cost-effective, feasible options for making the transition to Medicare a stable one.

Grant Amount | $60,000

Country Doctor Health Center | Ensuring Transgender and Gender Nonconforming Individuals Have Access to High-Quality Health Care

Transgender and gender nonconforming (TGNC) individuals experience many barriers to basic health care and have unique, complex health care needs related to gender transition, but a lack of providers with expertise in transgender medicine is a serious issue.

Country Doctor Community Health Center (CDHC) is expanding and strengthening health care services for TGNC patients who are on Medicaid or uninsured. CDHC is hiring a gender care navigator to work collaboratively with clinical and nursing staff, as well as with the referral team to strengthen referral systems and integrate gender navigation services as a routine referral responsibility. Other steps are being taken to fully integrate TGNC care into quality improvement efforts, and to develop training and continuing medical education materials for providers and other staff.

Grant Amount | $110,000

Seattle Counseling Service | Improving Behavioral Health Care for LGBTQ Immigrant, Refugee, and Undocumented Individuals

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Grant Amount | $10,000

Harborview Medical Center | Supporting Healthy Blood Pressure in African American patients

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Grant Amount | $110,000
Major Grant Renewal Funding Recipients
Our major grantees can receive funding up to three consecutive years. After the first year of funding, they are offered the opportunity to apply for renewal funds to maintain or expand their work for another year.

- Children’s Alliance
- Country Doctor Community Health Centers
- Downtown Emergency Service Center
- Encompass Northwest
- Economic Opportunity Institute
- Global to Local
- Hepatitis Education Project
- International Community Health Services
- Lahai Health
- Lutheran Community Services NW
- Peer Seattle
- Renton Area Youth & Family Services
- Real Escape from the Sex Trade
- Ryther
- YMCA of Greater Seattle

Nimble Grant Recipients
Nonprofits sometimes need more flexible funding for small projects, capacity building, and infrastructure improvements. Our Nimble Grant Program supports these needs with one-time grants of up to $30,000.

- Essex Community Outreach Corporation $15,000
- Ethiopian Community in Seattle $19,958
- Rainier Valley Corps $30,000
- Living Well Kent Collaborative $29,088
- Mercy Housing Northwest $29,000
- Southwest Youth & Family Services $29,085
- Asian Counseling and Referral Services $25,000
- Disability Rights Washington $15,000
- Ingersoll Gender Center $25,000
- Somali Family Safety Task Force $15,000

A Year of Change and Progress
Our new executive director believes that without health, we have nothing. We agree. John Kim became PHPDA’s new executive director in November 2019, and we are grateful to have his seasoned and strategic leadership. His passion for collaborating with people and organizations committed to making a meaningful difference in health care equity shows up every day. John’s professional experience is diverse, ranging from health care to manufacturing operations to community-based organizations. Notably, John served as Northwest Regional Primary Care Association’s COO, providing leadership to community and migrant health centers to ensure that all people have access to quality, affordable health care. Most recently, he served as executive director of Seattle Jobs Initiative, where he led efforts to reduce equity gaps by creating opportunities for diverse peoples to become competitive for living-wage careers.

Look for a mixed-use development serving low- and moderate-income families on our campus in the future. We reached a pivotal agreement with Seattle Chinatown International District PDA to purchase the North Parking Lot from PHPDA and build a mixed-use development serving residents of the North Beacon Hill and International District neighborhoods. In addition to affordable housing and early childhood services, the development will address health needs of seniors through an all-inclusive care program delivered by International Community Health Services and Kin On Health Services.

Investments in three bright and promising minds at UW School of Public Health pays off. Our Health Equity Scholars Programs enabled research examining health in the Seattle community as well as our own grantmaking process. Our 2019 scholars include:
- Hitomi Kariya, Cervical Cancer Screening Rates in Asian Populations.
- Matthew Dekker, Gentrification and Health in the Black Community of Seattle’s Central District.
Through the Health Equity Fund, PHPDA is providing support and resources to those partners who serve and reach communities whose voices have not been heard—LGBTQ communities, people living homeless, and communities of color. **PHPDA is a critical partner in our work to achieve equity for all residents in King County.**

—Marguerite Ro, DrPH, PUBLIC HEALTH – SEATTLE & KING COUNTY Chief of Assessment, Policy Development & Evaluation/Chronic Disease and Injury Prevention

Gratitude for Our Team

**PHPDA Staff**

Jeff Natter, MPH  
Executive Director (Jan. – Sep.)

John Kim, JD  
Executive Director (Nov. – Dec.)

Christina Bernard, MPA  
Associate Director

Mallory Fitzgerald  
Grants Manager

Gene Yoon  
Office Coordinator

Governing Council

Lydia Assefa-Dawson  
Councilmember  
City of Federal Way (Jan.)

Gloria Burton  
Senior Housing Developer & Director  
Catholic Housing Services

Robert Cook, MBA  
Senior Director of the Finance and IT Services Division  
WA State Housing Finance Commission

Susan Crane  
Former Executive Director  
SkillUp Washington and Community Volunteer

Mike Heinisch, MC COUNCIL VICE CHAIR  
Executive Director  
Kent Youth & Family Services

Doris Koo  
Principal Consultant  
Yesler Community Collaborative (Feb. – Dec.)

Anthony McLean, MHA COUNCIL CHAIR  
Market President  
South King Region CHI Franciscan Health

Eleanor Menzies COUNCIL SECRETARY  
Community Volunteer

Nancy Sugg, MD, MPH  
Medical Director  
Pioneer Square Clinic

Sue Taoka COUNCIL TREASURER  
Former Executive Vice President  
Craft3, and Community Volunteer

Finance Committee Strategic Advisor

Paul Feldman  
Community Volunteer

Program Committee Strategic Advisors

Doug Jackson, DMD, MS, PhD  
Clinical Professor  
UW School of Dentistry

Michael Leong, JD  
VP of Corporate & Legal Affairs  
SeaMar CHC

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