

Public Hospital District #2 Board Special Meeting Agenda

SEPTEMBER 20, 2016
8:00 to 9:35 a.m.

Verdant Community Wellness Center
Birch Room

- | | | |
|----|--|------|
| 1. | Call to Order | 8:00 |
| 2. | Review Program Payout Schedule and Budget Expectations | 8:01 |
| 3. | Building Healthy Communities Fund Applicant Presentations | |
| | – Edmonds Senior Center | 8:05 |
| | – Volunteers of America Western Washington | 8:25 |
| | – Sea Mar Community Health Centers | 8:45 |
| 4. | Public Comment | 9:05 |
| 5. | Verdant Commissioner Feedback on Project Presentations | 9:10 |
| 6. | Executive Session: Consider Legal Risks of a Proposed Action of the District | 9:20 |
| 7. | Return to Open Session & Adjourn | 9:35 |

PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY, WASHINGTON

SPECIAL MEETING
September 20, 2016
8:00 a.m.

Verdant Community Wellness Center

Commissioners Present	Fred Langer, President Deana Knutsen, Commissioner Karianna Wilson, Commissioner (9:00 a.m. arrival)
Commissioners Excused	J Bruce Williams, M.D., Commissioner Bob Knowles, Commissioner
Staff	Carl Zapora George Kosovich Jennifer Piplic Sue Waldin Lisa King Karen Goto
Guests	Farrell Fleming, Edmonds Senior Center David Jaffe, Edmonds Senior Center Chris Wolfe, Edmonds Senior Center Daniel Johnson, Edmonds Senior Center Carrie Hite, Edmonds Senior Center Lesley Steinman, Edmonds Senior Center Bob Reese, Volunteers of America Western WA Carolina Lucero, SeaMar Community Health Centers Kristina Hoeschen, SeaMar Community Health Centers Members of the public
Presentations	President Langer began the discussion at 8:09 a.m. without a quorum. Mr. Kosovich provided the background and context on the program funding for the Building Healthy Communities Fund (E:55:16). Presentations from the Edmonds Senior Center and Volunteers of America Western WA on their respective Building Healthy Communities Fund applications were given to the commissioners present.
Call to Order	The Special Meeting of the Board of Commissioners was called to order by President Langer at 9:00 a.m. SeaMar Community Health Centers presented its application to the commissioners.
Commissioner Comments	President Langer stated that there would be no action taken by the commissioners at today's meeting but all three groups gave great presentations. Commissioner Knutsen shared her concern on the scope of reach and possible overlap of services with current Verdant-funded programs for both the Edmonds Senior Center and the Volunteers of America proposals.
Public Comments	Mr. Bob McMahon, the board chair for Volunteers of

America (VOA) commented on the relationships that VOA has established with other community groups. Mr. Farrell Fleming of the Edmonds Senior Center commented that over 4,000 seniors per year are served through the center and nearly all center programs have a direct connection to health & wellness and that they would like to expand these programs with the help of Verdant. Mr. Bob Reese of VOA shared additional information about anticipated programs and service numbers.

Timeline

Mr. Kosovich explained that these presentations will be sent back to the Program Committee at their next meeting on Monday, September 26, 2016 and then to the full board at the next regular meeting on Wednesday, September 28, 2016. Commissioners requested information to further discuss the overlap of services between two of the applicants (Edmonds Senior Center & VOA) and the programs that Verdant currently funds.


Executive Session

President Langer stated that there will be no Executive Session at this meeting.


Adjourn

The meeting was adjourned at 9:25 a.m.

Attest By:



President



Secretary

E55:16
9.20.2016

**Public Hospital District #2
Board Special Meeting Agenda**

**SEPTEMBER 20, 2016
8:00 to 9:35 a.m.**

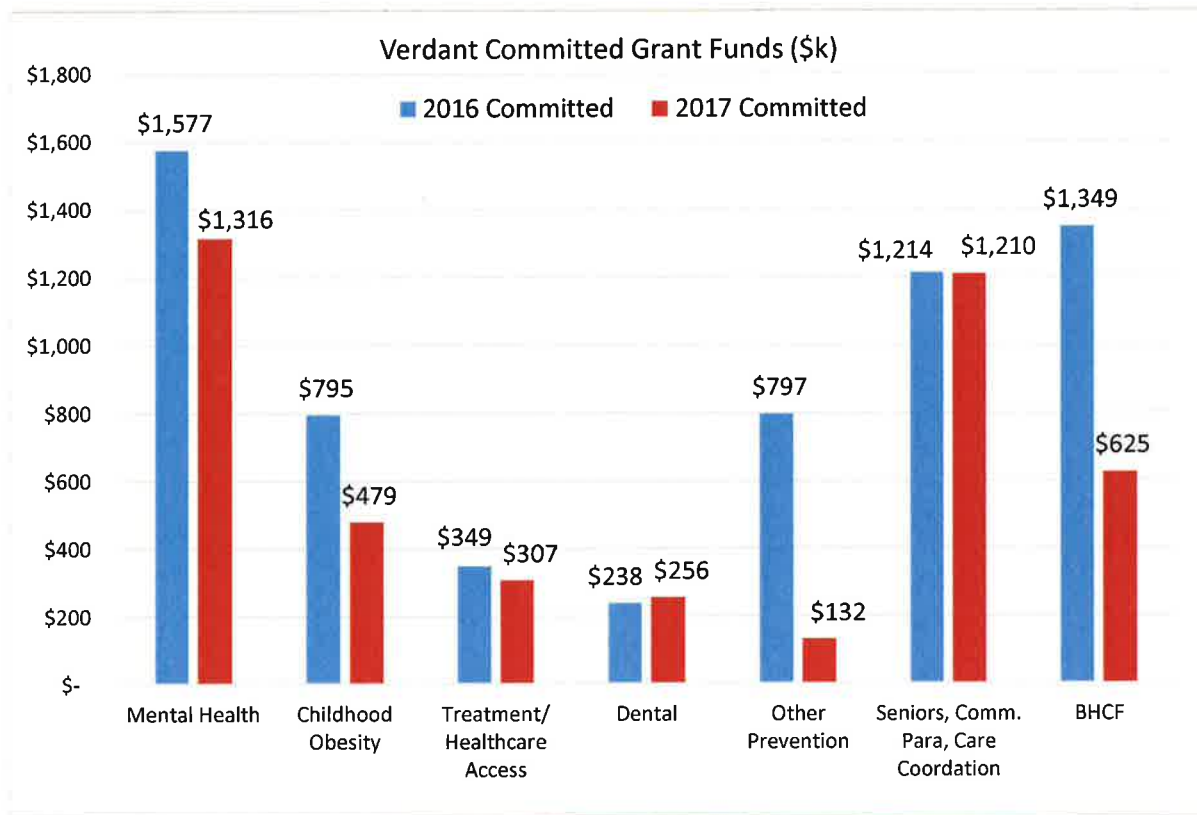
**Verdant Community Wellness Center
Cedar Room**

	<u>Action</u>	<u>Time</u>
1. Call to Order	--	8:00
2. Review Program Payout Schedule and Budget Expectations	Information	8:01
3. Building Healthy Communities Fund Applicant Presentations	Information	
A. Edmonds Senior Center		8:05
B. Volunteers of America Western Washington		8:25
C. Sea Mar Community Health Centers		8:45
4. Public Comment	--	9:05
5. Verdant Commissioner Feedback on Project Presentations	Action	9:10
6. Executive Session: Consider Legal Risks of a Proposed Action of the District	Information	9:20
7. Open Session	Action	9:34
8. Adjournment	--	9:35

Program Payouts from Building Healthy Communities Fund (BHCF)

Project Name	2014	2015	2016	2017
Woodway Recreation Campus Renovation	\$625,000	\$625,000	\$625,000	\$625,000
Bike2Health	\$470,000	\$706,000	\$724,000	
City of Brier Walking Path	\$90,345			
City of Edmonds Exercise Program	\$39,513			
Total Payments	\$1,224,858	\$1,331,000	\$1,349,000	\$625,000

Verdant Program Payouts By Category



Edmonds Senior Center Edmonds Waterfront Center

Organization Background	The Edmonds (Formerly South County) Senior Center is a non-profit organization that was established in 1967 to serve the recreation, education, health, and social concerns of the senior population of South Snohomish County.
Project Description	A request to support the construction of a new 26,000 Edmonds Senior & Community Center (Edmonds Waterfront Center). The waterfront site is designated as a regional park, the Edmonds Senior Center will build the new structure and has a long-term ground lease from the City of Edmonds for the land. The City of Edmonds Parks & Recreation department would program activities in center during evenings with the goal of serving a full age spectrum of users.
Connection to Verdant Priorities and Community Need	<p>Connects to multiple priorities, including meeting health needs of vulnerable seniors, increasing physical activity opportunities, and behavioral health support.</p> <p>The Edmonds Senior Center is considered to be a regional center; in 2015 48% of participants came from Edmonds—of the 52% from outside Edmonds 80% were from other South Snohomish County areas.</p>
Measurable Health Outcomes	<p>Increase participation in programs; from 4,000 at current level to 9,000 in year 3 of the building.</p> <p>Able to tie investment directly to health programs (ex. screenings, enhance wellness, PEARLS) as well as recreation programs. Proposal references multiple national outcome measures from CDC.</p>
Funding Request	<p>\$1.75M Request from Verdant</p> <p>Total budget of \$11M from multiple sources; \$2.9M identified so far.</p> <p>Verdant provides operating support for health programs at Senior Center.</p>
Sustainability	Senior Center has track record of raising funds, including through earned income. New center should support additional funding from venue rentals, memberships, and other sources.

**Volunteers of America Western Washington
South Snohomish County Resource Center**

Organization Background	Volunteers of America Western Washington (VOAWW) is a non-profit that has served Western Washington Communities for more than 100 years. VOAWW delivers many types of programs in the county, including hunger prevention/food banks, information & referral/system navigation services, behavioral health services, conflict resolution.
Project Description	Trinity Lutheran Church (TLC), VOAWW, and Boys & Girls Clubs of Snohomish County (BGCSC) are partnering to build the South County Community Resource Center near the intersection of Hwy 99 and 196th St. SW. The project includes a 36,000 sq. ft. Resource Center to include a large gymnasium, a games arena for a range of physical activities, a teaching kitchen, a controlled adult day program area, a licensed childcare, and fitness and education resources normally associated with Boys & Girls Clubs. The Center will also include a multipurpose room, training space, reconfigurable space for small nonprofits, and rooms for behavioral health counseling and mediation.
Connection to Verdant Priorities and Community Need	Connects to multiple priorities: increasing physical activity, behavioral health, access to healthcare and services to seniors.
Measurable Health Outcomes	<p>Numerous outcomes listed across different service types. For example, youth stay in school; kids are active 60 minutes a day; caregivers are better able to manage their loved ones.</p> <p>The facility is designed for many types of possible uses, with some programs yet to be defined based on non-profits that opt to use the space.</p>
Funding Request	<p>\$1.5M Request from Verdant</p> <p>\$2M commitment from lead donor total fundraising goal of \$17M.</p>
Sustainability	Building to be constructed with no long-term debt; agencies delivering services would pay for cost of operations, TLC provides space at \$1 a year in land rent.

Sea Mar Community Health Centers
South Snohomish County Medical, Dental, and Behavioral Health Services

Organization Background	Sea Mar Community Health Centers is a non-profit community-based organization that was established in 1978 in Seattle's South Park Neighborhood. Sea Mar is a Federally Qualified Health Center (FQHC) and has grown to include 34 medical clinics, 22 dental clinics, 31 outpatient behavioral health clinics, and four inpatient behavioral health treatment facilities throughout 11 counties.
Project Description	A request for funding to open a new integrated clinic complete with medical, dental and behavioral health services, including mental health therapy and substance abuse treatment services. Behavioral health services at the current Lynnwood clinic will move to the new location, and expand to include a dedicated child and family services department.
Connection to Verdant Priorities and Community Need	Direct connection to Verdant Priorities (access, dental, behavioral health). Sea Mar estimates there are 24,000 low-income people (<200% of federal poverty) in the Edmonds/Lynnwood area who are currently not being served. Applicant provided data showing that community health centers are currently serving 42% of the low-income population, 36% of the uninsured population, and 45% of the Medicaid population.
Measurable Health Outcomes	<p>The building targeted for purchase would house behavioral health services immediately after closing, and the agency will start those services in the new location as soon as possible. Sea Mar is anticipating a renovation period of 12-to-18 months to get the building set for medical and dental services.</p> <p>Sea Mar anticipates the medical clinic will serve 5,500 unduplicated medical patients; 3,400 behavioral health patients, and 3,400 behavioral health patients per year once fully operational.</p>
Funding Request	<p>\$1M request from Verdant</p> <p>Sea Mar would use \$1M of internal resources, plus debt financing for remaining \$3.9M.</p>
Sustainability	Clinic would be self-sustaining once it is fully operational, mostly through Medicaid billing and through other grant and fundraising sources.

Edmonds Senior Center

connecting and enriching our community

220 Railroad Ave ♦ PO Box 717 ♦ Edmonds, WA 98020 ♦ (425) 774-5555 ♦ www.edmondssc.org

June 28, 2016

George Kosovich
Assistant Superintendent
Verdant Health Commission
4710 196th St. SW
Lynnwood, WA 98036

Dear George,

On behalf of the Edmonds Senior Center Board and our 1,500 members I submit the attached grant request to Verdant Health Commission for \$1,750,000 for the construction of a 26,000 sf community center facility offering dynamic programs for residents of all ages.

Since 1967 the Edmonds Senior Center (ESC) has served as a regional provider of services and activities in recreation, education, health and social concerns of the senior population of South Snohomish County. In 1971 the Center received recognition from HUD as a national model for our multi-purpose approach. That innovation has continued through the years. Today the ESC is a leader among area senior centers with our focus on health and wellness through our partnerships with Bastyr University and the University of Washington's Health Promotion Research Center which is supported financially by Verdant Health.

The topic of replacing the aging facility has been discussed for decades. In recent years, the impetus for this move has taken on an urgency that transcends the condition of the building. ESC is committed to responding to the changing needs of an aging population that is living longer, managing complex health issues and wanting to remain engaged in the community. A modern facility will be required to expand our holistic health and wellness model. Finally, to truly marshal the nurturing and healing power of community, it has become clear that an intergenerational model serving individuals and families of all ages is essential. Each of these objectives has aligned in our vision for a new center.

In my 15-year history with Edmonds Senior Center I have never been more optimistic about our future and potential to impact the lives of all citizens. Expanding our partnership with Verdant Health Commission is a key ingredient in this vision.

Sincerely,



Farrell Fleming
Executive Director

Our Center on the waterfront welcomes you. Come for the view, stay for the friendships.

Verdant Health

BUILDING HEALTHY COMMUNITIES FUND APPLICATION

1. Organization Information

Organization Name	Edmonds Senior Center
Federal Tax ID Number	91-0828576
Contact Person Name	Farrell Fleming
Contact Person Phone Number	(425) 954-2518
Contact Person e-mail	execdirector@scscedmonds.org
Website	www.edmondssc.com
Address	220 Railroad Avenue, PO Box 717
City, State, Zip	Edmonds, WA 98020

A. Please tell us briefly about your organization's mission and background.

Mission: To enrich the social, physical and intellectual well-being of seniors. Our vision is to develop the full potential of every senior.

Since 1967 the Edmonds (formerly "South County") Senior Center (ESC) has provided services and activities in recreation, education, health and social concerns of the senior population of South Snohomish County. In 1971 HUD recognized the Center as a national model for its multi-purpose approach and that program innovation has continued through the years. The Center provides over 75 different activities and services per month serving 4,000 seniors annually. Services include: **health and wellness** programs – Enhance Wellness and PEARLS programs (funded by Verdant), health screenings, dental care, foot care, annual healthy living fair, Bastyr natural medicine clinic and nutritional daily lunches; **education** - Edmonds Community College classes, computer education and defensive driving; **fitness** - dance, walking, Tai Chi, Yoga, and aerobics; **social** - games, events and fields trips.

Since its beginning, ESC has been considered a regional center. In 2015 52% of our participants resided outside of Edmonds. Over 80% of these came from South Snohomish County.

2. Program or Project Description

A. Name of project or program: Edmonds Waterfront Center Capital Project

B. Amount of funding requested: \$1,750,000

C. Which of Verdant Health priorities does this project address?

- ☒ 1. Increasing opportunities for residents to live active and health lifestyles
- ☒ 2. System and Capacity Improvements for:
 - ☒ Behavioral Health Programs & Services
 - ☒ Access to Healthcare
 - ☒ Dental Services
 - ☒ Services for Seniors

D. Please describe your program or project. If multiple organizations or jurisdictions are cooperating on the project, make sure to explain how you are collaborating.

Responding to the unprecedented demographic aging trend and significant structural issues facing the 55-year old current Edmonds Senior Center building (a 2007 geotechnical report found that the building “would not perform at a Life Safety level during a code level seismic event”), the organization is embarking on a \$11M capital campaign to replace the building. Rather than just build a new senior center, ESC decided to use the opportunity to build a modern 26,000 sf **community center facility offering programs for residents of all ages**. Based on community engagement, the new center will be a vibrant, active and inclusive center with a focus on health and wellness and reducing chronic disease. In addition to health and wellness the center offers a wide range of recreation and education programs. Remaining relevant for this population that is living longer and seeking a more fulfilling life requires a new model of service based on empowerment. Using an open design concept where possible, the building is being designed to offer maximum flexibility for current and future programs. Most spaces will be designed for multiple uses to accommodate different user groups and ongoing program innovation.

The new Senior and Community Center perfectly aligns with three of Verdant Health’s priorities:

- **Education & Empowerment** - Enhanced Wellness (individual wellness plans); health education classes and forums; Health Fairs.
- **Prevention** - enhanced fitness; dance; walking and other aerobic offerings; Yoga; Tai Chi; nutrition education and meals; teaching kitchen; diabetes consultation; and intergenerational programs.
- **Access to Healthcare Services** - Free health screenings; in-home treatment for depression through PEARLS Program in partnership with the University of Washington; immunizations; dental hygienist; foot clinic; expanded programs through naturopathic clinic, acupuncture; counseling and exercise as well as access to natural medicine through the in-house Bastyr Clinic.

The Building Site - At present, the City owns both the land and the building. The waterfront site is designated as a regional park. Our plan is to raise the necessary funds, build the new structure, own and maintain the building, governed by a long-term Ground Lease with the City. The terms of that lease have been agreed and an Option to Lease contract has been signed with the City. Once we reach a \$7.5M fundraising threshold, we can exercise the option.

Community Support - There is strong community and public support for the project. The City of Edmonds Strategic Action Plan adopted in 2013 calls for “a long term solution for maintaining and updating the Senior Center.” This objective was one of the highest rated priorities by the citizens in an extensive survey of the community.

Partnerships have been critical to the center’s success and will be central to the new expanded facility and program. Key partners include:

- **City of Edmonds** – Primary partner – providing long-term ground lease and maintenance for park property; will design, finance and construct beach restoration and improved beach access; will provide Parks & Recreation programming in the new Center from 4:00 – 10:00 Monday through Thursday.

- **Verdant Health Commission** – Funding for Enhanced Wellness (individual wellness plans) & PEARLS (homebased depression treatment); health & wellness consulting.
- **University of Washington Health Promotion Research Center**– Consulting for PEARLS program, Enhance Wellness data collection and reporting, and research partner on health & wellness outcomes for all health and wellness programs. Chief consultants: Dr. Mark Snowden, Director of Psychiatry for Harborview and Lesley Steinman, Research Scientist.
- **Bastyr University** - weekly Naturopathic Medicine Community Care clinic.
- **Medical Teams International** – Mobile dental clinic – provides free dental care to low income seniors (funded by Verdant).
- **Snohomish County Health District** – Healthy Communities Program, Report on Seniors' Health.
- **Snohomish County Health Leadership Coalition** – ESC Enhance Wellness staff offer bi-annual Advanced Care planning classes, LiveHealthy2020 – one of original signatories and local partners.
- **Group Health** – support for Enhance Fitness program.
- **Edmonds Community College** – Senior/Community Center Program Survey; Creative Retirement Institute Classes; Culinary Program – use of interns and lunch program design.
- **Senior Services of Snohomish County** – daily lunches, training and support for “Living Well with Chronic Conditions/Diabetes/Chronic Pain)” workshops led by our staff.
- **South Snohomish County Emergency Cold Weather Shelter** – together with four area churches houses homeless at ESC as a designated Cold Weather Shelter.
- **Faith Communities Falls Prevention Training** (funded by Verdant) – provides screening of senior center participants and referrals.
- **Fire District 1 and Lynnwood Fire Community Paramedic Program** – referrals to Enhance Wellness and PEARLS program as well as ongoing assistance as needed.
- **Sno-Isle Library, Edmonds Branch** – monthly Early Stage Memory Loss Book Club.
- **Edmonds Center for the Arts** – EW staff offered assistance during the Dementia Inclusive Film series.
- **Alzheimer's Foundation** – workshops at Center, consulting and planning for programs.
- **Edmonds-Woodway High School** – intergenerational theater program where students portray the lives of ESC members on stage.

Partnerships being negotiated for the new expanded program:

- **Swedish Hospital** - community health assessments, health and wellness workshops.
- **Full Life Care** - respite for families caring for aging parents.
- **Snohomish County Health District** – gathering data and reporting on health outcomes.
- **Additional Bastyr Departments** - Nutrition & Exercise Science, Counseling & Health Psychology, Acupuncture and East Asian Medicine.

E. Who will be served by this program or project? Be sure to explain how the project serves residents of Verdant Health's district.

Edmonds Senior Center has long been a regional center with 90% of the participants living within Verdant Health's boundaries. Of those one-half live inside and one-half live outside of Edmonds. When the new center is built with its expanded programming we anticipate a far greater number of participants with an even larger percentage coming from all corners of South Snohomish - serving as the true heart and soul of the community.

Current Health & Wellness Programs Offered at ESC (free or sliding fee scale)

Fitness/Health (exercise)

- Enhance Fitness - aerobics
- Gentle Yoga
- Soft exercise – toning
- Tai Chi
- Meditation
- Parkinson's Movement/Dance
- Step-out Edmonds Walking Program – in conjunction with Verdant Health's South County Walks Program

Healthy Living Workshops

- Living Well with Chronic Diseases
- Medicare Prescription Plans
- Egocue Demo (posture imbalance)
- Senior Resources – housing
- Annual Healthy Living Fair

Health & Personal Care

- Bastyr Clinic – dietary/lifestyle counseling/ education, PT, herbal & nutrition supplements
- Enhance Wellness – 1:1 with RN/Social Worker
- Community acupuncture
- Blood pressure checks
- Chiropractic services
- Dental care
- Eyeglass care
- Foot care
- Hearing screening
- Table massage

Counseling & Support

- Chronic pain support group
- Diabetes pain support group
- Early stage memory loss support group
- Lean on me – change management
- Parkinson's support group
- Statewide Health Insurance Benefit Advisors
- PEARLS – in-home depression counseling

Populations and Programs Offered in the new Center

Age Group	Issues	Programs	Impact
Older adults	<ul style="list-style-type: none"> from active to frail isolation financial living longer failing health depression 	opportunities to socialize, to volunteer, to improve their health and wellness, to find resources and connect with the larger community, support groups	enhanced social networks, reduced isolation, improved health outcomes (physical, cognitive health, nutritional status) and community & civic engagement
Baby boomers	<ul style="list-style-type: none"> transitioning to retirement caring for aging parents focus on personal health and fitness interest in ongoing education 	fitness classes, community college classes, forums on relevant topics like nutrition and caring for aging parents, caregiver support	community engagement, improved health outcomes
Young Families	<ul style="list-style-type: none"> managing work/family balance seeking family activities personal health & fitness 	fitness classes, community college classes, forums on relevant topics	community engagement, improved life balance, improved fitness
Young Adults	<ul style="list-style-type: none"> social entertainment education 	Events, Internet café, community college classes	community & civic engagement, academic achievement

Participation Projection for the new Center

	Current	New Bldg year 1	New Bldg year 2	New Bldg year 3
Participation	4,000	6,000	8,000	9,000
Membership	1,500	2,000	2,500	3,000
Enhance Wellness*	71	120	168	218
PEARLS Program*	18	20	25	30
Bastyr Clinic*	180	200	300	350
Fitness**	8,200	11,480	14,924	17,908
Health Screenings**	360	720	850	1,000
Meals Served**	10,368	14,000	17,000	20,000
Participants 65+	3,695	4,500	5,300	5,700
Participants 50-64	250	850	1,450	1,750
Participants 30-49	40	440	840	1,040
Participants 0-29	30	210	410	510
Program Partners	9	14	16	18

*Unduplicated count of individuals active in a program annually.

**Count of one unit of activity for at least 45 minutes.

This chart does not capture the broad range of programs that are offered now or new programs that will be offered in the new Center. All of our programs serve a health and wellness purpose. For instance, decades of research have demonstrated the link between socialization and improved health.

F. What are your goals, objectives and anticipated outcomes of the project? How will you measure the impact of the project in improving South Snohomish County residents' lives?

1. Construct new 26,000 sf, regional community health and wellness facility that serves citizens of all ages

- Raise \$11M from diverse funding sources
- Design & construct LEED building (aiming for Gold) with flexible space, open design and space for people to gather
- Space to accommodate community center model with multiple partners and users

2. Offer a range of dynamic, holistic and engaging programs that result in positive health outcomes and strengthen social connections

- **Fitness** - expanded aerobic offerings, fitness screenings
- **Nutrition** - healthy meals, nutrition education & teaching kitchen
- **Health Access** - free natural medicine clinics, health screenings
- **Health Education** - individual wellness plans, health fair, health education classes
- **Expand partnerships with other health providers to increase program impact**
- Expand partnership with Health Promotion Research Center at the University of Washington School of Public Health to include healthy brain initiative as well as greater role as research partner.
- Expand partnership with Bastyr - increase # of exam rooms; naturopathy; acupuncture; counseling; nutrition; and exercise
- Expand Cold Weather Shelter
- **Expand partnership with Verdant Health to offer priority targeted programs and define shared vision to address future community health needs**
- Remove cultural, language and cost barriers to service
- Respite program for those caring for aging parents
- Cutting edge training to professionals
- Program innovation that address emerging needs, fosters social connectedness and creates an ethic of health & wellness
- Offer Verdant classes & programs at new center

Measures of impact: The University of Washington, Health Promotion Research Center has identified 7 national outcome measures from the CDC and process for data collection. Baseline data is being established while in the current facility. A dashboard of key indicators will be developed and distributed quarterly to show our progress.

Topic	Measure	What it measures
Depression	Patient Health Questionnaire (PHQ-2 and PHQ-9)*	<p>The 2-item PHQ-2 measures the two cardinal symptoms of depression – depressed mood and anhedonia.</p> <p>This instrument can be asked as a Yes/No or 4-item response.</p> <p>If someone answers Yes or a 2 or 3 to either of these questions, you could administer the remaining 7-items to them (the full PHQ-9).</p> <p>If you administer the PHQ-9, we can work with you to make sure you have an appropriate suicide risk protocol in place for the small percentage of people who may indicate that they have had recent thoughts of suicide.</p> <p>There also is a PHQ-8 where the suicide item is not asked.</p>
Physical activity	Rapid Assessment of Physical Activity (RAPA)*	<p>3-item measure of PA frequency, intensity, and strength</p> <p>Shows whether a person meets recommended physical activity guidelines</p> <p>We suggested shortening this instrument to just ask about whether a person is meeting recommended PA guidelines.</p>
Self-rated health	Self-rated health*	1-item measure of self-rated health
Social activity	<p>a. Self-rated social activity*</p> <p>b. MHC Social well-being</p> <p>c. NHANES social ties and social support</p>	<p>a. Social activity – frequency and type (2 items)</p> <p>b. Social well-being (5-items)</p> <p>c. Social ties and social support (4/5 items)</p>
Self-efficacy for managing chronic conditions	Stanford self-efficacy for managing chronic conditions*	Self-efficacy for managing chronic conditions – manage fatigue, pain emotional distress, and symptoms; tasks and activities needed to manage chronic conditions (6-items)
Health care utilization	Health care utilization*	ER, hospitalizations (# and length of stay) (3-items)
Quality of Life	Quality of Life (Stanford)	Quality of life in the past week (1-item (visual/numeric)

3. Use of Funds and Budget

A. If you receive funding from Verdant Health, how would you spend the funds?

Funding from Verdant Health would be used toward construction costs for the new Edmonds Waterfront Center.

- **Health clinics** - four dedicated exam rooms with common lobby and reception. The current center has one dedicated exam room and no reception area. The main clinical space is a 538 sf multi-purpose room where patients seen by Bastyr University's Naturopathic Program are separated by portable partitions which do not provide patients a sense of privacy and dignity; in fact, there have been instances when patients have not returned due to a lack of a private clinic space. Besides Bastyr a number of other health care practitioners currently provide services at our center. These services include acupuncture, blood pressure checks, chiropractic, dental hygiene, eyeglass care, basic and specialized foot care, hearing screenings and table massage at free or reduced cost. With four dedicated exam rooms these services can be greatly expanded.
- **Professional offices** - for our MSW Social Worker and Registered Nurse. These two positions are funded by Verdant Health. Currently there is no dedicated space for the nurse who is forced to seek an alternative location on a regular basis.
- **Administrative/clinical conference room** – Many of the health care practitioners mentioned above need a larger space to meet in group settings. A 290 sf conference room will provide comfortable seating for 10 to 15 people.
- **Teaching kitchen** – the kitchen will be modeled after the ones at Verdant and the Edmonds PCC. Suggestions by staff at Verdant Health and PCC during preliminary discussions have been passed on to our architects and will be incorporated into the design. The adjoining 625 sf multi-purpose room described below can accommodate up to 24 students for nutrition education classes.
- **Small multi-purpose rooms** – there are two small multi-purpose rooms, one 1,400 sf., the other 1,325 sf, both are dividable yielding three 700 sf. rooms and one 625 sf room. These flexible spaces are ESC's most heavily used resources serving a wide variety of community groups including those focused on fitness and health (i.e. Yoga, Tai Chi, Parkinson's Movement) and counseling and support (i.e. Chronic Pain Support Group, Diabetes Pain Support Group, Early Stage Memory Loss).
- **Large multi-purpose room** – will be used for aerobic activities such as EnhanceFitness, dancing, public forums, performances, lecture series, town hall meetings and the center's congregate meal program.
- **Conference rooms** – there are two conference rooms located near the main entrance to the building on the first and second floor; 735 sf and 441 sf respectively. These will provide valuable classroom and meeting space to the community.
- **Walking path** – ESC is directly adjacent to the promenade on the Edmonds waterfront which is the most popular walking venue in the city. Increased traffic at the new center will introduce more south county residents to the promenade and encourage them to get out and walk.

B. Please describe any other sources of funding or other resources in place for this project or program.

Leadership gifts	\$ 1,026,000
Board campaign	\$ 145,426
State Appropriation	\$ 1,250,000
City of Edmonds	\$ 500,000
Foundations	\$ 30,000
Community at large	<u>\$ 22,241</u>
Total	\$ 2,973,667

A capital campaign committee has been formed and meets regularly. The campaign is being led by co-chairs **Rose Cantwell** and **Diane Buckshnis**. The diversified fundraising plan will raise the needed funds from 5 sources: 50% from Government; 25% from Individuals; 18% from Foundations; and 7% from Business and Community. We are currently in the silent phase of the campaign where we are focusing on the Board, major gifts, government and large foundations. Once we have reached 75% of goal we will kick off the public phase of the campaign. During this phase we will shift our emphasis to smaller gifts \$1K - \$10K, business solicitation, events and smaller foundations.

Board - We are currently completing the Board Campaign. Our \$300,000 Board goal is significant given that a number are retired and on fixed incomes. In the past 9 months we have also made a concerted effort to expand the Board, electing 10 strategic new Board members.

Government – A State Appropriation of \$1.25M was received in the 2015 legislative session. We are preparing a Building Communities Fund application for \$2.25M to the legislature for the 2017-2019 biennium. The City is committed to funding half the cost of the parking lot and 100% of the complementary beach restoration project. We are seeking \$500K from Snohomish County from Real Estate Excise Taxes.

- **Major Gifts** - We have raised \$1,026,000 in major gifts, \$1M from Rick Steves. The Steve's gift is being structured as the *Rick Steve's Challenge* to leverage an additional \$1M from local individuals and families. Initial contact has been made with our top 10 prospects.

Foundations – We have identified 17 foundations who fund capital and align with our goals for the new Center. There have been initial meetings or introductory conversations with four foundations (Birkenfeld Charitable Trust; Norcliffe Foundation; Hazel Miller Foundation; Boeing Employees Community Fund) where we anticipate raising 80% of our \$2M goal.

Verdant Health - A leadership grant from Verdant Health at this stage of the campaign would provide critical momentum to leverage other key commitments from individuals, government and foundations. The majority of foundations have suggested that we apply when more funds have been raised. Many individuals have communicated a similar sentiment. Even in our state application, *dollars raised* is heavily weighted in the scoring of grants applicants. A \$1.75M grant from Verdant Health would put the campaign close to \$5M and position our campaign for an additional \$5M.

C. Please describe your sustainability plan for this project. In other words, how will the community health and wellness improvements be maintained in the long-term?

ESC has been in operation at the same site since 1967. It has been well managed, effectively living within its means while offering a diverse set of programs. ESC has no debt and maintains three month operating reserve of \$200K. The building and property are owned by the City of Edmonds; ESC operates the center under a long term lease with the City.

Historically, ESC has relied on the principal the key to financial security is having a diverse and stable set of funding sources. The new center's sustainability plan will build on that principal by capitalizing on our waterfront location in downtown Edmonds to expand rentals, public support, and thrift store sales.

Revenue Summary Comparing Current Year Budget to Year 1 in the new Center

Source	2016 Budget		2019 Budget	
Membership Dues & Program Fees	\$142,800	21.0%	\$168,000	15.7%
Rental Income	\$ 75,000	11.0%	\$180,000	16.9%
Thrift Store	\$153,000	22.5%	\$210,000	19.6%
Public Support				
Government Grants & Fees	\$130,500	19.2%	\$195,000	18.3%
Public Donations & Foundation Grants, etc	\$148,950	21.9%	\$180,000	16.9%
Fundraising Events	\$ 30,000	4.4%	\$135,000	12.6%
Total	\$680,250	100%	\$1,068,000	100%

Rentals – The shoreline location & views makes ESC a popular venue for weddings and special events. The condition of the building and lack of amenities have kept rates and demand low. The new building is being designed to maximize the view. In addition, features such as a commercial kitchen, bridal green room, dramatic lobby space and covered outdoor seating will make this one of the top rental venues in the region. The Rosehill Community Center in Mukilteo (with similar size and amenities) grosses \$300,000 a year in rental revenue. We are budgeting \$180,000 to ensure we do not sacrifice our programing in exchange for more rental revenue.

Thrift Store – Currently the largest source of revenue for ESC is the Thrift Store which represents 22.5% of the budget. Since the inventory is donated and it is staffed by volunteers this insures every dollar that comes in goes to the bottom line. Increased traffic and expanded hours in the new building, improved space design & marketing and the growing popularity of shopping at thrift stores will expand revenues significantly.

Public Support – Prior to this capital campaign ESC has done minimal fundraising outside grants, small events and sponsorship. The successful \$11M campaign will create a large donor base. Through proper stewardship many of the capital donors can be converted to supporting annual operations. The new Edmonds Waterfront Center will attract people of all ages and in far greater numbers. This larger constituency will be an important source of future funding.

Reserve – The pro forma for the new center's first year of operation anticipates an operating surplus of \$115,623. The first \$90,000 will be transferred to a capital reserve account to insure the building has adequate funding for long-term maintenance of the building. The remaining \$25,623 will be used to build operating reserves.

D. Project / Program Budget

Revenue

Fund from Verdant Health (from section 2B)	\$ 1,750,000
Leadership (individuals)	\$ 2,500,000
Board	\$ 300,000
Government	\$ 3,750,000
Foundations	\$ 2,000,000
Business	\$ 400,000
Community Campaign	\$ <u>300,000</u>
Total Revenue	\$11,000,000

Expenses

Capital

Land Cost (land value \$6,563,900 per Snohomish County Assessor)	\$ -0 -
Construction (building, site work, demolition)	\$ 9,450,000
Development (architecture, engineering, geotechnical, environmental, legal)	\$ 806,000
Other Costs (permits, financing, furniture, equipment, reserves)	\$ 394,000

Operating

Capital Campaign (campaign staff/consulting, marketing, communications)	\$ <u>350,000</u>
Total Expenses	\$11,000,000

E. Please explain any significant surplus or deficit in the budget.

This is a zero balance budget, there is no surplus or deficit. The budget was prepared by a staff member with over 30 years of experience budgeting and managing construction projects of this size.

4. Certification / Submission by Authorized Representative.

A. To the best of my knowledge and belief, all information in this application is true and correct. I am authorized by my organization to submit this application.

X Yes No

B. Authorized representative submitting this application:

Name: Farrell Fleming

Title: Executive Director

Attachments

Timeline

Schematic Architectural Drawings

Financial Data

- Operating Pro Forma for New Building
- Development Budget for New Building
- Financial Summary 2012 thru 2015
- 2014 Audit previously submitted to Verdant; 2015 pending

Letters of Support

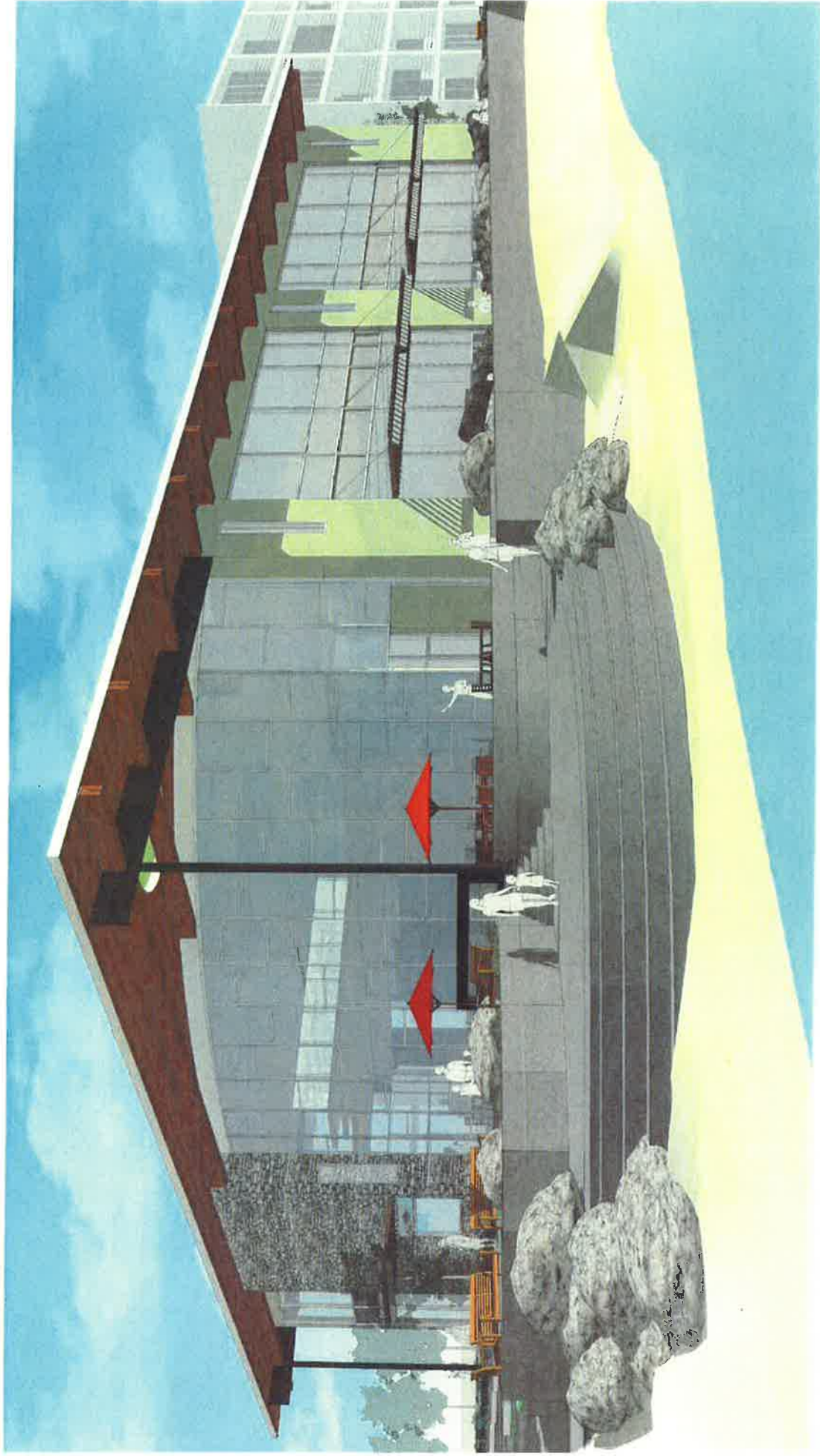
- Mayor Dave Earling, City of Edmonds
- Dr. Mark Snowden, Health Promotion Research Center, University of Washington
- David E. Jaffe, Retired Chief Executive, Swedish Edmonds Hospital
- Nora Gibson, Executive Director, Full Life Care

Board list, including Health & Wellness Committee & Building Committee

Updated 06/24/2016

[illegible]

EDMONDS WATERFRONT CENTER

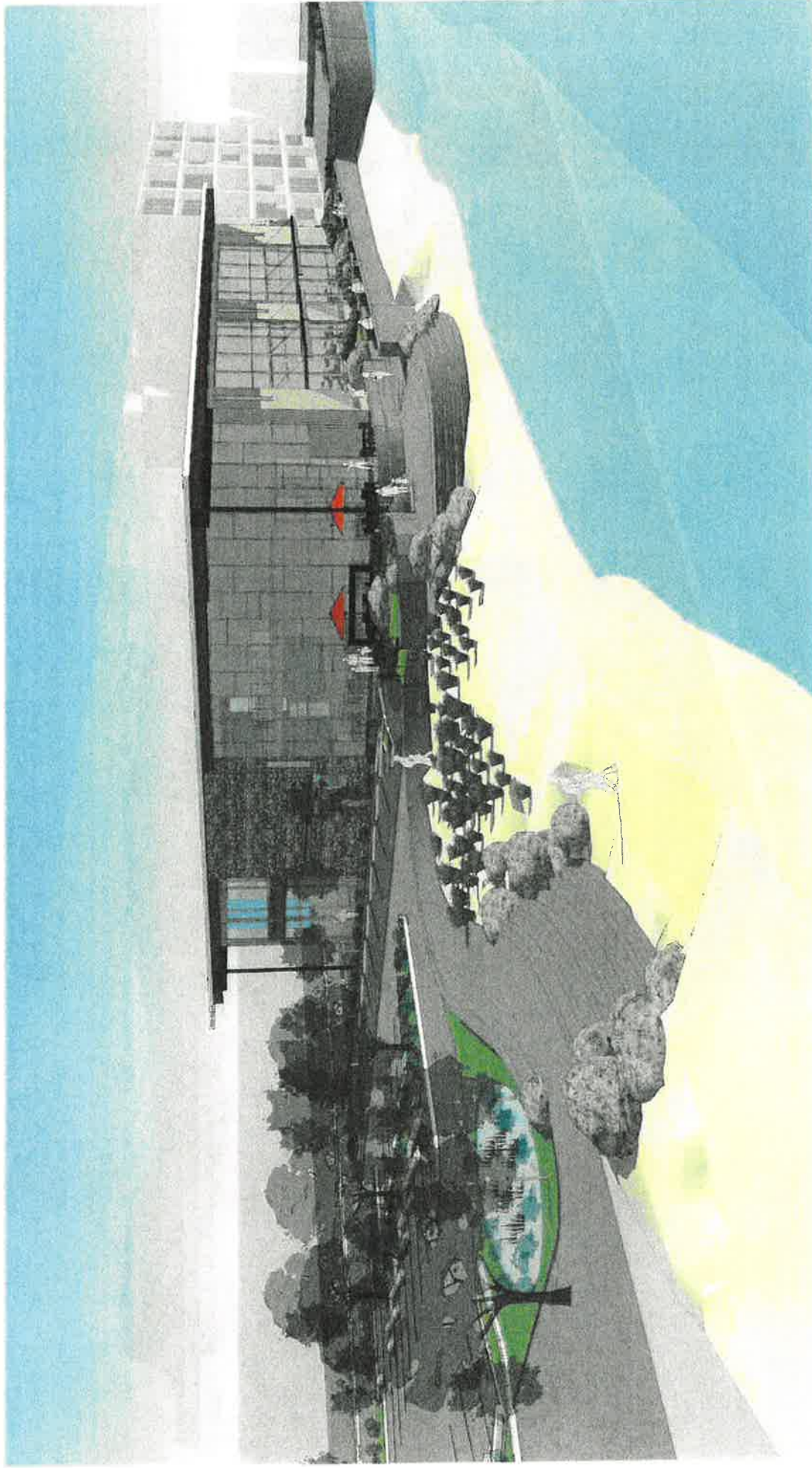


VIEW FROM NORTHWEST

JUNE 2016 • EDMONDS WATERFRONT CENTER • ENVIRONMENTAL WORKS



EDMONDS WATERFRONT CENTER



"BEACH COVE"
SHORELINE RESTORATION CONCEPT

JUNE 2016 • EDMONDS WATERFRONT CENTER • ENVIRONMENTAL WORKS



EDMONDS WATERFRONT CENTER



VIEW FROM NORTHEAST

JUNE 2016 • EDMONDS WATERFRONT CENTER • ENVIRONMENTAL WORKS

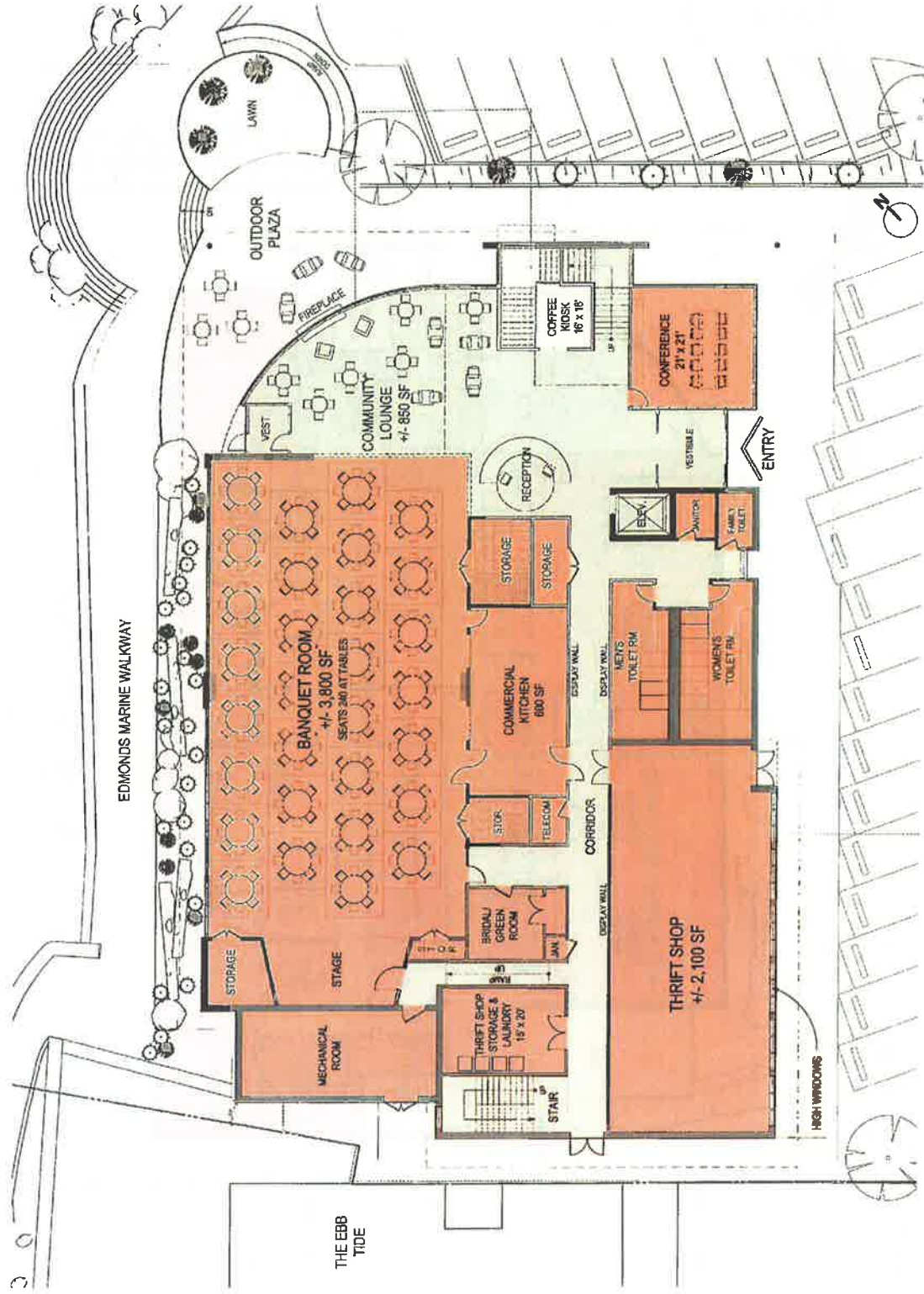


Architectural site plan for the Edmonds Marine Walkway and building complex. The plan shows a building with various rooms including a Banquet Room (4,300 SF), Thrift Shop (4,200 SF), Commercial Kitchen (800 SF), and several smaller rooms like the Restroom, Storage, and Mechanical Room. The building is surrounded by parking lots with numbered spaces. A large outdoor area with a curved walkway and landscaping is also shown. The plan is oriented with North at the top.

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EDMONDS WATERFRONT CENTER



FIRST FLOOR PLAN

Architectural floor plan of the second floor, showing various rooms and their dimensions:

- Multi-Purpose Room #1:** 700 SF
- Multi-Purpose Room #2:** 700 SF
- Multi-Purpose Room #3:** 700 SF
 - Teaching Kitchen: 168 SF
 - Pantry: 116 SF
 - Mech. Elc.: 118 SF
- Other Rooms:**
 - Office: 10' x 14'
 - Office: 10' x 14'
 - Waiting Area
 - Rec.
 - Clinic: 11' x 13'
 - Clinic: 11' x 13'
 - Clinic: 11' x 13'
 - Clinic: 11' x 13'
 - Work Room: 13' x 15'
 - Office: 11' x 13'
 - Office: 11' x 12'
 - Office: 11' x 12'
 - Office: 11' x 12'
 - Conference: 16'6" x 17'6"
 - Kitchen / Breakfast: 16'6" x 12'
 - Work Stations
 - Men's Toilet Rm.
 - Women's Toilet Rm.
 - Exec. Dir. Office & Conf.: 12' x 17'
 - Conference: 35' x 21'
 - Family Toilet
 - Janitor
 - Open to Below
 - Open to Below
 - Seating
 - Stair
 - Mechanical Roof
 - High Windows

JUNE 2016 • EDMONDS WATERFRONT CENTER • ENVIRONMENTAL WORKS

Edmonds Senior Center
Pro Forma for New Center

Description	2033 Year 15	2028 Year 10	2023 Year 5	2020 Year 4	2021 Year 3	2020 Year 2	2019 Year 1	2018 Under Construction	2017 Under Construction	2016 Budget	2016 Actuals	2015 Budget
Revenue												
Membership Dues & Prgm Service Fees	250,065	217,448	189,085	183,578	178,231	173,040	168,000	150,000	147,000	142,800	147,267	135,750
Rental Income	373,086	317,520	264,600	252,000	240,000	210,000	180,000	12,000	60,000	75,000	73,731	63,000
Thrft Store	391,516	333,205	277,671	264,449	249,480	231,000	210,000	120,000	140,000	153,000	156,044	150,000
Public Support												
Government Fees & Grants	290,254	252,395	219,474	213,082	206,876	200,850	195,000	130,500	130,500	130,500	130,500	130,500
Contributions, Gifts & Grants	267,928	232,981	202,592	196,691	190,962	185,400	180,000	150,000	150,000	148,950	164,147	169,800
Fundraising Events	251,690	214,204	178,503	170,003	160,380	148,500	135,000	100,000	75,000	30,000	31,938	16,500
Total Revenue	\$1,824,538	\$1,567,753	\$1,331,925	\$1,279,803	\$1,225,929	\$1,148,790	\$1,088,000	\$662,500	\$702,500	\$680,260	\$703,627	\$685,550
Expenses												
Wages & Benefits												
Wages & Salaries	\$ 839,296	\$ 729,823	\$ 634,629	\$ 616,145	\$ 598,199	\$ 580,776	\$ 538,900	\$ 374,600	\$ 375,460	\$ 369,275	\$ 346,838	\$ 342,556
Payroll Taxes	88,802	77,219	67,147	65,191	63,292	61,449	\$ 56,527	38,000	38,090	37,329	35,326	39,504
Medical Benefits	98,836	85,944	74,734	72,557	70,444	68,392	\$ 59,950	32,883	31,669	30,501	33,883	33,266
Total Wages & Benefits	\$1,026,934	\$ 892,986	\$ 776,510	\$ 753,893	\$ 731,935	\$ 710,617	\$ 655,377	\$ 445,483	\$ 445,219	\$ 437,105	\$ 416,047	\$ 415,326
Supplies & Equipment												
Office & Operating Supplies	\$ 66,982	\$ 58,245	\$ 50,648	\$ 49,173	\$ 47,741	\$ 46,350	\$ 45,000	\$ 24,000	\$ 33,000	\$ 37,200	\$ 35,981	\$ 37,200
Small Tools & Minor Equipment	8,931	7,766	6,753	6,556	6,365	6,180	6,000	3,000	3,000	3,000	3,571	3,000
Total Supplies & Equipment	\$ 75,913	\$ 66,011	\$ 57,401	\$ 55,729	\$ 54,106	\$ 52,530	\$ 51,000	\$ 27,000	\$ 36,000	\$ 40,200	\$ 39,552	\$ 40,200
Services & Other Costs												
Professional Services	\$ 53,585	\$ 46,596	\$ 40,518	\$ 39,338	\$ 38,192	\$ 37,080	\$ 36,000	\$ 33,000	\$ 30,000	\$ 28,100	\$ 27,691	\$ 36,600
Communications	22,327	19,415	16,883	16,391	15,914	15,450	15,000	13,200	12,600	12,000	11,745	12,600
Travel	4,484	3,882	3,376	3,278	3,183	3,090	3,000	2,100	1,800	1,620	1,657	900
Advertising	26,793	23,298	20,259	19,669	19,096	18,540	18,000	9,000	6,000	6,000	6,671	6,000
Operating Rentals & Leases	13,395	11,648	10,129	9,834	9,548	9,270	9,000	91,500	28,200	6,910	6,793	6,910
Insurance	44,655	38,830	33,765	32,782	31,827	30,900	30,000	18,000	21,000	24,900	22,973	22,800
Utility Services	62,517	54,363	47,272	45,895	44,558	43,260	42,000	-	29,250	37,500	34,883	40,200
Repairs & Maintenance	35,725	31,065	27,013	26,226	25,462	24,720	24,000	6,000	15,000	22,500	21,801	22,500
Miscellaneous												
Program Activity - trtps, recognition	40,188	34,946	30,388	29,503	28,644	27,810	27,000	24,000	22,500	20,700	18,890	17,700
Printing/Public Information	35,725	31,065	27,013	26,226	25,462	24,720	24,000	21,000	18,900	18,000	17,763	17,400
Other	26,793	23,298	20,259	19,669	19,096	18,540	18,000	16,600	16,200	15,600	15,607	11,400
Total Services & Other Costs	\$ 366,187	\$ 318,406	\$ 276,875	\$ 268,811	\$ 260,982	\$ 253,380	\$ 246,000	\$ 234,400	\$ 201,450	\$ 193,830	\$ 186,474	\$ 195,010
Total Expenses	\$1,469,014	\$1,277,403	\$1,110,786	\$1,078,433	\$1,047,923	\$1,016,627	\$ 952,377	\$ 706,883	\$ 682,669	\$ 671,135	\$ 642,073	\$ 650,536
Net Return from Operations	\$ 355,525	\$ 290,350	\$ 221,139	\$ 201,370	\$ 175,906	\$ 132,263	\$ 115,623	\$ (44,383)	\$ 19,831	\$ 9,115	\$ 61,554	\$ 15,014
Transfers to Capital Reserves	\$ (151,615)	\$ (126,346)	\$ (105,288)	\$ (101,238)	\$ (87,344)	\$ (93,600)	\$ (90,000)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Return from Operations	\$ 203,910	\$ 164,004	\$ 115,851	\$ 100,132	\$ 81,562	\$ 38,663	\$ 25,623	\$ (44,383)	\$ 19,831	\$ 9,115	\$ 61,554	\$ 15,014

**Edmonds Senior Center
Cost Estimate for New Center**

Updated 6/20/2016

Description	Preliminary Estimate
--------------------	---------------------------------

Building Costs & Dimensions

Building Area	26,500
Building Cost Per Square Foot (excludes site work & demolition)	\$ 301.95

Expenses

Capital Costs	
Acquisition	\$ -
Construction (building, sitework, demolition)	\$ 9,450,000
Development (architecture, engineering, geotechnical, legal, etc)	\$ 806,000
Other Costs (permits, campaign, furniture & equipment, transition)	\$ 394,000
Subtotal	\$ 10,650,000
Non-Capital Costs	
Campaign Costs	\$ 350,000
Operating Reserve and Endowments	\$ -
Subtotal	\$ 350,000
Total Expenses	\$ 11,000,000

**Edmonds Senior Center
Cost Estimate for New Center**

Updated 6/20/2016

Description	Preliminary Estimate
-------------	-------------------------

Expenses (Detail)

Acquisition Costs:

Purchase Price	\$ -
Closing, Title & Recording Costs	\$ -
Subtotal	\$ -

Construction

Building	\$ 8,001,675
Sitework (Parking Lot)	\$ 848,325
Demolition	\$ 150,000
Subtotal	\$ 9,000,000
Contingency	\$ 450,000
Total - Construction	\$ 9,450,000

Development

Appraisal	\$ -
Architect/Engineer	\$ 683,000
Environmental Assessment	\$ 40,000
Geotechnical Study	\$ 15,000
Boundary & Topographic Survey	\$ 15,000
Legal	\$ 12,000
Developer Fee	\$ -
Other: Cost Study(s)	\$ 10,000
Other: Project Management	\$ -
Subtotal	\$ 775,000
Contingency	\$ 31,000
Total - Development	\$ 806,000

Other Costs

Insurance	\$ 15,000
Permits, Mitigation & Hookups Fees	\$ 98,850
Other: Financing Expenses	\$ 115,000
Other: Furniture & Equipment	\$ 150,000
Subtotal	\$ 378,850
Contingency	\$ 15,150
Total - Other Costs	\$ 394,000

Grand Total	\$ 10,650,000
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EDMONDS SENIOR CENTER
Statement of Financial Position
For the Year Ended December 31, 2015, 2014, 2013 and 2012

ASSETS

	2015	2014	2013	2012
Current assets:				
Cash and cash equivalents	214,999	170,673	226,988	209,201
Grants receivable	19,625	19,625	19,520	19,822
Accounts receivable	3,244	1,168	1,474	8,684
Pledges receivable (current)	38,500	0	0	0
Inventory	25,956	24,249	25,502	22,902
Prepaid expenses	11,144	14,286	13,386	15,276
Total current assets	313,468	230,001	286,870	275,885
Property and equipment:				
Transportation equipment	84,761	67,462	67,462	72,027
Building improvements	234,339	239,734	197,364	191,318
Office furniture and equipment	41,632	41,632	37,411	26,372
Construction in progress	66,089	15,745	0	0
Subtotal	426,821	364,573	302,237	289,717
Accumulated Depreciation	(133,101)	(153,732)	(132,261)	(139,777)
Total property and equipment	293,720	210,841	169,976	149,940
Other assets:				
Pledges receivable (long-term)	28,500	0	0	0
Total other assets	28,500	0	0	0
	635,688	440,842	456,846	425,825

LIABILITIES AND NET ASSETS

Current liabilities:				
Accounts payable and accrued expenses	25,476	14,263	15,993	10,777
Short-term note payable	0	0	0	4,691
Prepaid membership dues	10,205	12,000	12,475	12,895
Accrued vacations	8,490	7,138	7,465	6,125
Total current liabilities	44,171	33,401	35,933	34,488
Long-term liabilities				
None	0	0	0	0
Net assets:				
Unrestricted	475,714	394,651	408,779	349,412
Temporarily restricted	115,803	12,790	12,134	41,925
Total net assets	591,517	407,441	420,913	391,337
	635,688	440,842	456,846	425,825

EDMONDS SENIOR CENTER
Statement of Activities
For the Year Ended December 31, 2015, 2014, 2013 and 2012

	2015	2014	2013	2012
SUPPORT AND REVENUE				
Contributions, Gifts and Grants				
Membership dues	36,022	33,553	38,013	27,878
Government grants	130,500	130,500	130,500	135,197
Other contributions, gifts & grants	226,605	150,772	133,773	105,874
Total Contributions, Gifts & Grants	393,127	314,825	302,286	268,949
Program Service Revenue				
Health & wellness	30,621	23,871	21,139	25,586
Recreation & educational	70,432	64,379	65,861	57,458
Total Program Service Revenue	101,053	88,250	87,000	83,044
Other Revenue				
Investment income	320	1,235	1,130	963
Rental income	73,731	61,326	71,193	79,060
Fundraising events	31,938	11,425	15,525	28,639
Sale of inventory	157,751	144,426	156,165	139,110
Miscellaneous revenue	9,873	8,413	10,035	12,140
Total Contributions, Gifts & Grants	273,613	226,825	254,048	259,912
TOTAL SUPPORT AND REVENUE	767,793	629,900	643,334	611,905
EXPENSES				
Program Services				
Health/wellness	207,174	178,651	168,194	167,698
Recreational/educational	305,837	301,257	296,659	275,432
Total Program Services	513,011	479,908	464,853	443,130
Support Services				
General and administrative	109,174	104,235	95,646	84,620
Fundraising	54,668	55,280	55,740	93,920
Total Support Services	163,842	159,515	151,386	178,540
TOTAL EXPENSES	676,853	639,423	616,239	621,670
Change in net assets from operations	90,940	(9,523)	27,095	(9,765)
Non-Operational Gains (Losses)				
Gain (loss) on sale of assets	3,750	0	2,481	0
Other non-operational gains (losses)	7,340	0	0	0
Contributions restricted for capital campaign	175,301	0	0	0
Capital campaign expenses	(93,255)	(3,949)	0	0
Change in net assets from non-operating activities	93,136	(3,949)	2,481	0
Total change in net assets	184,076	(13,472)	29,576	(9,765)
Net assets, beginning of year	407,441	420,913	391,337	401,102
Net assets, end of year	591,517	407,441	420,913	391,337

EDMONDS SENIOR CENTER
Statement of Functional Expenses
For the Year Ended December 31, 2012, 2013, 2014 & 2015

	2015	2014	2013	2012
Wages, Taxes and Benefits				
Wages & salaries	348,156	323,693	303,128	307,075
Payroll taxes	35,327	37,981	36,950	41,414
Medical benefits	33,883	30,475	36,131	41,191
Total Wages, Taxes & Benefits	417,366	392,149	376,209	389,680
Supplies, Tools & Equipment				
Office & operating supplies	35,981	35,429	35,359	33,632
Small tools & equipment	8,072	2,782	2,551	5,337
Total Supplies, Tools & Equipment	44,053	38,211	37,910	38,969
Services & Other Costs				
Professional fees	27,691	24,305	34,160	40,074
Communications	11,745	13,455	12,433	11,784
Travel	1,657	719	1,212	750
Advertising	6,671	6,256	5,511	5,507
Operating rental & leases	6,793	6,589	6,286	5,453
Insurance	22,973	22,579	22,771	20,946
Utilities	34,882	37,319	39,145	35,078
Repairs & maintenance	21,801	25,692	20,302	19,885
Miscellaneous	52,260	45,690	39,986	38,992
Total Services & Other Costs	186,473	182,604	181,806	178,469
Capital Outlays				
Depreciation	28,961	26,459	20,314	14,552
Total Expenses	676,853	639,423	616,239	621,670



CITY OF EDMONDS

CITY HALL • THIRD FLOOR
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www.edmondswa.gov

OFFICE OF THE MAYOR

DAVE EARLING
MAYOR

March 31, 2015

RE: Edmonds Senior Center

It is my pleasure to write this letter expressing my full support for the Edmonds Senior Center - both for their respected program and for their vision for a new senior and community center on the Edmond's waterfront.

The importance of this service to the City of Edmonds is perhaps best expressed by our demographics. According to the most recent census; 19.1% are 65 or older compared to 10.3% in Snohomish County and 12.3% in the State of Washington.

The Edmonds Senior Center has been providing robust programs for seniors living in South Snohomish County since 1967. In 1971 HUD recognized the Center as a national model for its multi-purpose approach and their program innovation has continued through the years. With an emphasis on health and wellness the programs range from dance and fitness to a natural medicine clinic operated by Bastyr University, which is open to all ages.

The Senior Center operates out of an aging City owned building. In a true example of a public / private partnership, the City of Edmonds has entered into an agreement, providing the Center a long term ground lease allowing them to construct a new 25,000 square foot Senior and Community Center on the current site serving residents of all ages.

Our long history of working in partnership, the extraordinary waterfront site, the Center's proven program and vision to serve citizens of all ages are the elements that make this a truly exceptional project benefiting our region.

The project is estimated to cost \$10M. There is a balanced fundraising plan that will call on all sectors of the community including government. The effort is being led by co-chairs Rose Cantwell and City Council member Diane Buckshnis.

I urge your vigorous support of the capital budget appropriation for this vital project. The funding will allow additional resources to be leveraged and groundbreaking in 2017.

Sincerely,

Dave Earling
Mayor

June 23, 2016

Dear Verdant:

I am writing in strong support for the Edmond Senior Center's (ESC) proposed grant to the Verdant Health Commission.

The Health Promotion Research Center (HPRC) is part of the University of Washington's School of Public Health. One of three original Prevention Research Centers funded by the Centers for Disease Control and Prevention (CDC) in 1986, HPRC's mission is to conduct research that promotes healthy aging and is incorporated into community practice. HPRC has been active in dissemination and implementation research for 20 years, on programs such as Enhance Fitness, PEARLS, and Workplace Solutions.

HPRC has worked closely with Edmonds Senior Center for the past few years to support their implementation of the PEARLS program, an evidence-based program for late-life depression. ESC has been very successful with adding PEARLS to their wide menu of health and wellness programs, and is on track to surpass targets for elders served by PEARLS this year.

HPRC recently worked with the health and wellness committee at Edmonds Senior Center to identify validated health and wellness outcome measures to evaluate impact that ESC is having on its community. We selected several brief, scientifically-validated instruments that assess older adults' health and well-being, physical activity, social support, depression, and quality of life, all key indicators for aging successfully. After piloting the health and wellness instrument, ESC will work with HPRC to establish a standard process for implementing these measures 1 – 2 times per year. We will advise ESC on instrument scoring as well as gathering information on how these instruments perform with other older adults, to provide population norms. We are excited to continue our work with such a strong partner!

Warm regards,



Mark Snowden, MD, MPH
Investigator, Health Promotion Research Center
Chief of Psychiatry, Harborview Medical Center
University of Washington

May 4, 2015

George Kosovich
Assistant Superintendent
Verdant Health Commission
4710 196th St. SW
Lynnwood, WA 98036

RE: Edmonds Senior & Community Center

Dear George,

It is my pleasure to write this letter of support for the Edmonds Senior Center's proposed Senior & Community Center. With a health and wellness focus, the Center will offer a full range of program opportunities serving individuals and families of all ages.

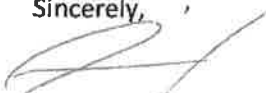
While serving as the Chief Executive for Swedish Edmonds Hospital prior to my retirement, my focus was to improve health care for Edmonds and south Snohomish County. During my tenure I came to appreciate the power of prevention, the potential of a community response to health and wellness, and the amplified impact of coordinated health partnerships. This very much continues to be a passion of mine, with the proposed Center's program model being an excellent example of each of these principles.

It is particularly noteworthy that the Center plans to partner with the University of Washington's Health Promotion Research Center to design the methodology, a critical factor for measuring success, centering on a defined set of health and wellness outcomes. This structured discipline will best position the program for success.

In addition to health and wellness, the Center will offer recreation programs including dance, music, the arts and field trips, as well as educational programs such as classes and lecture series. Perhaps most important, the facility will offer a gathering place that will foster social connectedness. This holistic approach will be a true asset to the community.

I am personally lending my support to this effort, and urge other organizations, business and community leaders to do the same.

Sincerely,



David E. Jaffe
Retired Chief Executive, Swedish Edmonds Hospital



May 4, 2015

Edmonds Senior Center friends:

It is with great pleasure that I am writing in support of the Senior and Community Center. I truly believe that this will be one of the most stunning community centers on the West Coast, if not the entire country.

What a wonderful opportunity the City of Edmonds has to create a place right next to the beautiful Puget Sound for people of all ages and stages of life to come together and participate in activities and events that will build a sense of community, not just for Edmonds city residents but for people around the region.

Full Life Care is an organization that serves elders and individuals with disabilities in the community. We operate adult day health programs and an Alzheimer's Café in Edmonds. We were delighted that you sought our input in the early stages of creating this project and it demonstrates to us your commitment to creating a place for everyone. We look forward working with you as a potential program partner.

When this wonderful project is complete, we look forward to standing with the many organizations, community leaders and committed residents who will look in amazement at what a wonderful place we have created—what a legacy for our community, for today and tomorrow.

We also look forward to working with you now in the coming months to make this vision a reality.

Sincerely yours,

Nora Gibson,
Executive Director

Small miracles. Extraordinary lives.

800 Jefferson Street
Suite 620
Seattle, WA 98104
www.fulllifecare.org

tel 206.467.7033
fax 206.224.3779

Edmonds Senior Center

A United Way Agency

PO Box 717 ♦ 220 Railroad Ave ♦ Edmonds, WA 98020 ♦ (425) 774-5555 ♦ www.edmondssc.org

May 18, 2016

2016 Board of Directors

Officers

Osterhaug, John E.	Edmonds	Retired Engineer	<i>PRESIDENT</i>
Bernheim, Stephen A.	Edmonds	Attorney at Law	<i>VICE-PRESIDENT</i>
Reagan, Cheryl A.	Edmonds	Retired Nurse	<i>SECRETARY</i>
Ohtomo, Alma M.	Edmonds	Retired Teacher	<i>TREASURER</i>
Ethridge-Neal, Patsy L.	Edmonds	Teacher-Seattle SD	<i>PAST-PRESIDENT</i>

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Crank, Alicia J.	Edmonds	Washington Business Week
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Gaul, Candace C.	Edmonds	Re-Juiced Studio Owner
Haakenson, Gary J.	Edmonds	Former Edmonds Mayor
Kevin Hanchett	Edmonds	Resource Transition Consultants, LLC
Jaffe, David B.	Woodinville	CEO Swedish Edmonds Hospital - Retired
Krause, Heather L.	Seattle	RBC Wealth Management
Mesaros, Margaret J.	Edmonds	Retired School Principal
Page, David B.	Edmonds	Retired Realtor
Parkening, Blaine E.	Edmonds	Retired Civil Servant & business owner
Rinehart, Robert F.	Edmonds	Retired Associate Dean JFK University
Russell, Lynda M.	Edmonds	Retired Elder Care
Sanders, Peggy L.	Edmonds	Sanders Law Group

Co-Chairs of Capital Campaign Committee

Buckshnis, Diane M.	Edmonds	Edmonds City Council, Former ESC Board
Cantwell, Rose M.	Edmonds	Retired, Former ESC President

Our Center on the waterfront welcomes you. Come for the view, stay for the friendships.

Building Committee

De Sam Lazaro, Tony (<i>Chair</i>)	Edmonds
Andor, John	Edmonds
Clayton, Colleen	Edmonds
Hakola, Wayne	Edmonds
Lovell, Phil	Edmonds
Osterhaug, John E.	Edmonds
Reagan, Cheryl A.	Edmonds
Ohtomo, Alma M.	Edmonds
Olmstead, Terry	Woodway

Dean Emeritus, St. Martin's Engineering
Retired Engineer
Retired Engineer
Retired Construction Project Manager
Retired Engineer
Retired Engineer
Retired Nurse
Retired Teacher
Retired Engineering Geologist

Health & Wellness Committee

Mesaros, Margaret J. (<i>Chair</i>)	Edmonds
Ballard, Dr. Jane	Shoreline
Berger, Dr. David	Edmonds
Egashira, Vivian	Edmonds
Jaffe, David B.	Woodinville
Ohtomo, Alma	Edmonds
Osterhaug, John	Edmonds
Penland, Sandy	Edmonds
Reagan, Cheryl	Edmonds
Reitan, Michelle	Edmonds
Rinehart, Robert	Edmonds
Shearer, Susan	Seattle

Retired School Principal
Retired Epidemiologist Snohomish Health District
Swedish Edmonds Cardiologist
Retired Marketing Executive
CEO Swedish Edmonds Hospital – Retired
Retired Teacher, Board Treasurer
Retired Engineer, Board President
Retired Director of Nursing Education
Retired Nurse
Wellness Social Worker – Senior Center
Retired Associate Dean/Director JFK Univ.
Wellness Nurse – Senior Center

BUILDING HEALTHY COMMUNITIES FUND APPLICATION**Application Instructions**

Applications should be submitted via electronic mail to info@verdanthealth.org. If you have questions about your eligibility or the application, we encourage you to visit www.verdanthealth.org. You may also contact George Kosovich at 425-582-8572 or via [e-mail](#) with questions. **The deadline for applications is Thursday June 30, 2016 at 5 p.m.**

Application Checklist

1. Completed application answering each question
2. Program or project budget
3. List of your organization's Board of Directors, with their affiliations
4. If not recently submitted to Verdant, two years of your organization's financial statements and audits (audit requirement may be waived for small organizations)

1. Organization Information

Organization Name	Volunteers of America Western Washington
Federal Tax ID Number	91-0577129
Contact Person Name	Robert J. Reese
Contact Person Phone Number	425-609-2207
Contact person e-mail	breese@voaww.org
Website	voaww.org
Address	PO Box 839
City, State, Zip	Everett, WA, 98206

A. Please tell us briefly about your organization's mission and background (limit 1,200 characters).

Mission: Volunteers of America Western Washington serves people and communities in need and creates opportunities for people to experience the joy of serving others.

VOAWW has served Western Washington Communities for over 100 years. Today, VOAWW develops new Community Resource Centers or expands those already operating. The goal is to provide one-stop vibrant service hubs with services required by the community. VOAWW delivers the following services at different locations throughout the county:

- Information & Referral/System Navigation Services
- Personal Support Services
- Child & Youth Services
- Behavioral Health Services
- Conflict Resolution Services
- Volunteer Services
- Hunger Prevention Services
- Homeless Services

VOAWW does not expect to provide all required services in centers and routinely collaborates with other agencies to bring the best set of resources to those in need.

2. Program or Project Description

A. Name of project or program: South Snohomish Community Resource Center

B. Amount of funding requested: 1500000

C. Which of Verdant Health priorities does this project address? Check all that apply

☒ 1. Increasing opportunities for residents to live active and healthy lifestyles

2. System and Capacity Improvements for:

- ☒ Behavioral Health Programs & Services
- ☒ Access to Healthcare
- ☒ Dental Services
- ☒ Services for Seniors

D. Please describe your program or project. If multiple organizations or jurisdictions are cooperating on the project, make sure to explain how you are collaborating (limit 6,000 characters).

Verdant Health Commission has an opportunity to make a 50-year investment in the health and wellness of residents in the district by supporting a multi-cultural, multi-generational community resource center that will serve area youth, seniors, and families for decades. While the project will improve community health and wellness infrastructure in Lynnwood, the investment will be in long-term health improvement and maintenance. The one-stop shop for services and resources will demonstrate public support for those in need, provide a focal point for service providers, and offer the community opportunities to volunteer and serve neighbors in need for decades.

Trinity Lutheran Church (TLC), Volunteers of America Western Washington (VOAWW), and Boys & Girls Clubs of Snohomish County (BGCSC) are partnering to build the South County Community Resource Center near the intersection of Hwy 99 and 196th St. SW. The County Director of Human Services brought TLC and VOAWW together in 2014 because both organizations were determined to address service needs of south county residents. TLC had developed a vision for a service center on church property and VOAWW had identified South County as an important location to implement its integrated service center strategy.

Together, the two organizations developed a service concept that emphasizes prevention, integrated/holistic services, and no duplication of work performed by nearby providers. The concept concentrates on support for "at risk" teens, seniors with memory disorders and their caregivers, and families with youth and/or senior members. Service to individuals with intellectual/developmental disabilities I/DD and their caregivers was added later because of similarities to seniors' service needs.

The BGCSC joined the partnership during development of combined the VOAWW-TLC concept because they identified a critical service gap between their clubs in Edmonds and Alderwood. The BGCSC had just completed construction of a new youth center on VOAWW property in Sultan, which included a new VOAWW preschool. The two agencies' 50-year lease with nominal fee provided the model for this project. TLC will own the property, VOAWW will lead the capital campaign, lead development of services, and own and operate the building. The BGCSC will assist in fundraising and play a major role in service delivery for youth. A Joint Oversight Committee (JOC) monitors governance, construction, capital campaign, and development of services. The 20 committee members are identified in a separate list submitted with the VOAWW Board of Directors.

The JOC reviewed area demographics and concluded the Resource Center will be well located to address challenges reflected in these characteristics:

Key Community Characteristics:

- Total Population (well over 18,000 people live w/in a 30-minute walk of the Center)

- Population Density (the region around the Center has one of area's highest population densities)
- Percent of Household Units That Are Rented (45-67% in closest census tracts)
- Population Below Poverty Level (over 4,000 individuals w/in 1.5 miles)
- School Age Children Below the Poverty Level (over 850 children w/in 1.5 miles)
- Seniors Below the Poverty Level (over 400 w/in 1.5 miles)
- Percent of Households With a Single Parent (36-50% in closest census tracts)
- Population in Linguistically Isolated Households (over 2,500 individuals w/in 1.5 miles)

The project will construct a 36,000 sqft Resource Center funded primarily through private contributions. The Center's design aligns with Verdant health and wellness objectives by creating an enduring service environment that includes a large gymnasium, a games arena for a range of physical activities, a teaching kitchen, a controlled adult day program area, a licensed child daycare area, as well as fitness and education resources normally associated with Boys & Girls Clubs. The Center will also include a flexible multipurpose room, training space, reconfigurable space for small nonprofits, and rooms for behavioral health counseling and mediation. VOAWW and BGCSC will be anchor tenants in Center.

E. Who will be served by this program or project? Be sure to explain how the project serves residents of Verdant Heath's service area (limit 4,000 characters).

Information and Services Navigation. VOAWW will place a Community Resource Advocate from 211 Information and Referral in the Center. The advocate will help clients get access to critical service information and navigate complex service systems.

Youth. Agencies devoted to helping teens succeed in school, avoid substance abuse, cope with emotional stress, and avoid homelessness will engage "at risk" youth. The building design includes a safe, welcoming place for teens to hang out in what can be considered a Teen Center. The support team will work with youth after school and when school is not in session. The primary intent will be to keep the kids in safe living conditions and help them find paths to success. The team will also work with families through the Family Center of South Snohomish County and school resources. Cocoon House, BGCSC, the Family Center, school district family resource advocates/counselors, VOAWW, and others will be invited to help develop the specific details of the multi-agency program over the next six months.

In addition to helping design the teen services, the BGCSC will provide programs in three core areas in an adjacent portion of the building: Healthy Lifestyles; Academic Success; and Good Character & Citizenship. Club programs will be accessible to all youth, ages 5-18, and include scholarship opportunities to those in need. Youth development programs will take place before and after school.

Weekend and evening hours will help to serve the community by providing teen-specific programs with positive adult role models and mentors. Both drop-in and child care programs will be available to meet the needs of the community. The BGCSC recognizes the need for youth to lead a healthy lifestyle and therefore will implement the Kids Café program, making healthy meals and snacks available to all members. The Club's Project Learn program will provide crucial academic enrichment options such as homework help, tutoring, computer-based learning and other high yield learning activities. This initiative will help to ensure Club members advance successfully to the next grade level and remain on track for a four-year high school diploma. As families come to the Resource Center for other wrap-around/integrated services, the Boys & Girls Club will be a critical resource in meeting their needs.

Seniors & Individuals with Intellectual/Developmental Disabilities (I/DD). The Center will serve seniors who have dementia and other memory disorders and individuals with I/DD who have family caregivers. In addition to providing respite through adult daycare for both groups, VOAWW will provide training, support, information about resources, and peer support for caregivers. VOAWW will also provide activities for the seniors and individuals with disabilities designed to help them be as independent as possible and experience an enjoyable and satisfying life.

Families. The Lutheran Community Services (LCS) Family Center of South Snohomish County will operate out of and serve families in the new Resource Center. LCS focuses on the holistic health of families (family, financial, and physical health), including the health and wellbeing of children of all ages. Some of those services can include Medical Van and Dental Van visits with free services, Latino Health Fair, Resource and Support, and For the Kids' Sake seminars that help families cope with the difficulties involved in separation and divorce. Operation in the new Center will provide opportunities for integrated services. The Boys & Girls Club will be both a resource for kids involved unstable family situations and a source of families who need Family Center support. A similar opportunity will exist with the Teen Center. There will be youth served by the Family Center who will benefit greatly from involvement in the Teen Center activities focused on challenges they face.

F. What are your specific goals, objectives and anticipated outcomes of the project? How will you measure the impact of this project in improving South Snohomish County residents' lives (limit 4,000 characters)?

Goals, objectives, and outcomes are difficult to describe at this point. Because of the eventual number of programs and activities in the center, a detailed listing will require many pages. The materials below are representative of only a couple of the Boys & Girls Club's many programs, a couple of the Family Center's offerings, an evolving senior and I/DD program, and a Teen Center program for "at risk" youth that a group of five or more agencies will develop in the next six months. One thing is clear at this point, successful integrated services require outcomes that represent thorough collaboration.

- Goals:

- > Create an integrated service center capable of significantly improving health and wellness of youth, seniors, and families in South County for the next 50 years.

- > Increase access to services that produce or maintain existing healthy outcomes.

- Objectives:

- > Raise sufficient funding to build a service center with a well-designed set of health and wellness related facilities/resources.

- > Develop a well-integrated set of services capable of maximizing the likelihood of client success.

- > Youth stay in school or actively pursue alternative means of developing responsibility, independence, and healthy behaviors.

- > Youth have access to resources, opportunities, and training for job preparedness.

- > Seniors and Individuals with I/DD: Clients (if possible), caregivers, and staff jointly develop specific objectives for client development.

- Anticipated Outcomes:

- > Youth 1: Majority of youth are on track to graduate from high school with their cohort.

- > Youth 2: Youth who do not complete school participate in life skills and employability training.

- > Youth 3: 100% of kids are active 60 minutes a day/5 hours a week.

- > Seniors and Individuals with I/DD 1: Individuals achieve their specific personal goals.

- > Seniors and Individuals with I/DD 2: Caregivers are better able to manage care for their loved one than before joining program.

- > Families 1: Increased access to health facilities and physicians.

- > Families 2: Increased knowledge and skills in ability for healthy living.

- > Families 3: Increased ability to care for themselves and their family.

- How will you measure the impact?

- > Youth 1: Work with parents and students to access academic information necessary to monitor progress.

- > Youth 2: Keep track of youth attendance in training, staff observations and assessments, and youth participant surveys.

> Youth 3: Record youth attendance and participation in fitness activities in the Club data management system.

> Seniors and Individuals with I/DD 1: Program staff and caregivers provide observations.

> Seniors and Individuals with I/DD 2: Client goals will be recorded in VOAWW health management system. Staff will record their observations throughout the year, as well as those from caregivers.

> Families: Compare outcomes with other LCS family centers.

3. Use of Funds and Budget

A. If you receive funding from Verdant Health, how would you spend the funds (limit 3,000 characters)?

Verdant investment over a three-year period would help design and build a fifty-year resource capable of improving community health significantly. Key facilities were conceived with health and wellness related programs in mind. The Center's gym will contain a high school size basketball court that will be used for intermural sports leagues, high-energy team sports like volleyball and indoor soccer, and community fitness activities like Zumba, in addition to Boys & Girls Club fitness programs. The design also contains a games arena for use by smaller groups involved in nontraditional fitness activities. An example might be high energy games for obese children involved in a YMCA diabetes prevention program. While the children were playing, their parents would be learning healthy cooking techniques in the teaching kitchen. The Boys & Girls Club will also use the kitchen to prepare nutritious meals for club members and Teen Center staff will use it to teach youth important skills that can help them find employment. Additionally, funding for the project would create an adult day program room for seniors and individuals with disabilities. VOAWW would use this important resource to support caregiver respite and meet unique safety, health, and hygiene needs of those who are served there. Other center resources support the education of caregivers and provide opportunities for them to engage their peers. Korean Women's Association and the large group of Korean American seniors they serve may be interested in using the large multipurpose room and commercial kitchen. If they consider the cost affordable, such a space could provide the seniors an opportunity to congregate on a weekly basis to have healthy lunch and participate in healthy activities. Funding the Center will also provide smaller rooms for Center for Human Services behavioral health counseling and Lutheran Community Services family separation/divorce counseling, both of which plan to operate from the Center.

Verdant funding would also enable this collaboration to implement an integrated service model that will provide an effective example for other agencies and partnerships. VOAWW, TLC, and the BGCSC

are convinced integrated services offer the best chance of helping individuals and families overcome significant challenges.

Support from Verdant would also influence potential donors and allow the project to leverage the funding commitment. Verdant's understanding of South County needs and its record in supporting effective programs is recognized and respected by other agencies and individuals capable of making a significant difference in this project. Investment in the project would allow Verdant to have an impact well beyond the size of the grant.

B. Please describe any other sources of funding or other resources in place for this project or program (limit 3,000 characters).

The program will be supported predominantly by private funds. The total projected cost of the Resource Center is approximately \$17.2M. Trinity Lutheran Church donated land for the Center valued at \$1.5M and a committed south county resident became the lead donor, pledging \$2M. A capital campaign designed to raise the remaining \$13.7M (including a possible Verdant grant) is underway. The current focus is on major gifts, with VOAWW leadership soliciting donations from individuals with the means to be the top 20-30 donors by amount of gift. A community campaign will be initiated in Summer or Fall 2017.

The campaign is also approaching charitable organizations and government agencies, in addition to the Verdant Health Commission. The Boeing Employees Community Fund (BECF) contacted the development team with significant interest in the project. Per BECF guidance during the initial discussion, VOAWW submitted a Letter of Intent for \$.5M to the fund management team. BECF will accept an application once the project has secured 50% of the total required capital. The Development team also approached the Murdock Charitable Trust. Like BECF, Murdock considered a request of \$.5M reasonable, but will not accept an application until the campaign has firm commitments for half of the construction costs. The timing of potential Verdant funding is critical given the capital campaign schedule and the policy of organizations like BECF and Murdock to commit late in the process. The sooner respected organizations like Verdant commit, the sooner others will come onboard.

Furthermore, the program will qualify for New Market Tax Credits with the potential to raise 20% of the total project costs from investors seeking tax relief. The development team has engaged two agencies involved in creating tax credit opportunities and is continuing talks with the goal of raising approximately \$3.44M from this funding source. The Treasury Department has not identified timelines for the next round of the program. However, experts believe the next likely application window will be Spring 2017. If successful, that timing would allow notification in Spring 2018, with funds available in late Summer or early Fall 2018. Agencies that receive tax credit allocations and subsequent investments would have 12-18 months to spend the funds.

Fundraising Goal: \$17.2M

Intermediate Objective: Commitments for 70-80% (\$12.1-13.8M) by Spring 2017

Source/Potential Source	Amount	When Resources Available
TLC (Value of land)	\$1.5M	When necessary
Lead Donor	\$2.0M	Support for preconstruction development costs now; remainder available when necessary
New Market Tax Credits	\$3.44M	Apply Spring 2017 (target: Summer/Fall 2018)
BECF	\$0.5M	Apply after 50% of capital raised (target: Winter 2017)
Murdock Charitable Trust	\$0.5M	Apply after 50% of capital raised (target: Winter 2017)

C. Please describe your sustainability plan for this project. In other words, how will the community health and wellness improvements be maintained in the long-term (limit 3,000 characters)?

The partnership will sustain health and wellness improvements by planning for life-cycle costs and by maintaining service effectiveness.

Life-Cycle Cost Management. The building's long-term viability and affordability will be critical to the community. Three factors set conditions for effective sustainability:

- VOAWW will construct the building without long-term debt.
- Agencies delivering services in the building will pay their share of operations, maintenance, and major repair and replacement costs.
- VOAWW and the BGCSC will be anchor tenants in the Center. The impact of these conditions is that service providers will cover operations and maintenance costs, not capital costs.

Avoiding long-term debt and associated mortgage fees will be critical in keeping down the cost of rent. Furthermore, TLC will charge VOAWW \$1 a year to rent the land the Center will be built on and VOAWW will pay no property taxes as a nonprofit. Additionally, the project will apply Leadership in Energy and Environmental Design (LEED) considerations at the Silver level to keep energy and water costs low. The result of these factors will be rent at below market rates that will help nonprofits operating in the center. The lower rent will also enable service providers to help fund long-term costs critical to sustainability.

Agencies operating in the center will pay a fair share of operations and maintenance costs. These will include the personnel expense of a building manager, energy and water charges, regular maintenance,

liability insurance, Internet access/phone (if required), and custodial support. Organizations will also help fund major expenses necessary to sustain the building in the out years. VOAWW will determine the expected expenditures over the next 30 years (HVAC, roof, painting, etc.) and divide that number by 30 to quantify the annual cost to be shared with agencies using the building. VOAWW will collect and manage these funds to ensure resources are available when needed to sustain the viability of this critical community resource.

Maintaining Service Effectiveness. In addition to maintaining the facilities, the Resource Center must sustain the integrated set of services. The needs of the community will change over time and understanding of how to address major problems will mature. VOAWW will monitor community needs and opportunities to sustain the relevance of the Center. The TLC-VOAWW memorandum of understanding envisions an advisory group to give the community long-term input into the integrated services offered in the Center. In the near-term, the partnership is listening to participants in Connected Communities, an informal group of service providers, schools, municipal representatives, and other organizations interested in eliminating challenges faced by South County residents. VOAWW will also help providers assess the impact of their service efforts by measuring the impact of their programs and services on the Center's integrated service goals.

D. Project/Program Budget: you may complete this form, or create your own to submit.

Revenue		
Funds from Verdant Health (from section 2B)		1500000
Other revenue (specify):	Value of land donated to the project	1500000
Other revenue (specify):	Cash pledge from lead donor	2000000
Other revenue (specify):		
Other revenue (specify):		
In kind support (specify):		
Misc. revenue (specify):		
Total Revenue		\$5,000,000
Expenses		
Salaries & Benefits		
Equipment		
Rent/Utilities		
Training		
Printing/Postage/Publications		
Supplies		
Other (specify):	Construction Soft Costs	4401749
Other (specify):	Construction Hard Costs	11319284
Other (specify):	Land Value	1500000
Other (specify):		
Total Expenses		\$17,221,033
Budget Surplus/(Deficit)		(\$12,221,033)

E. Please explain any significant surplus or deficit in the budget.

The capital campaign is ongoing and expected to be complete in late Summer 2017.

4. Certification/Submission by Authorized Representative

A. To the best of my knowledge and belief, all information in this application is true and correct. I am authorized by my organization to submit this application.

☒ Yes ☐ No

B. Authorized representative submitting this application:

Name: Robert J. Reese

Title: Executive Vice President

SOUTH SNOHOMISH COUNTY COMMUNITY RESOURCE CENTER				
ESTIMATED BUDGET - based on minimum estimated costs				
ARC ARCHITECTS				
June 30, 2016				
EST CONSTRUCTION COSTS (ECC)				
			cost	
BUILDING			\$9,700,110	
SITE			\$1,381,680	
RIGHT OF WAY			\$237,494	
EST CONST COSTS			\$11,319,284	
EST SOFT COSTS				
A/E	10.0%		\$1,131,928	
FFE	4.0%	of ECC	\$452,771	
WSST	9.5%	of ECC	\$1,075,332	
Construction Contingency	7.5%	of ECC	\$848,946	
owner's project manager			\$50,000	
traffic impact fees			\$250,000	
utility connection fees			\$75,000	
commissioning			\$15,000	
testing	1.0%	of ECC	\$113,193	
permits/inspections	3.0%	of ECC	\$339,579	
site survey			\$25,000	
geotech survey			\$15,000	
bid / const / mylar printing			\$10,000	
EST SOFT COSTS			\$4,401,749	
EST PROJECT COSTS				\$15,721,033



COMBINED BOARDS ROSTER

Updated June 22, 2016

Board Officers

VOAWW Board Chair, Bob McMahon
Properties Board Chair, Jim Calderon
Board Vice Chair, Vacant
Finance/Audit Committee Chair, Gary Sitzman
Governance Committee Chair, Peter Haller
Treasurer, Bruce Keller, CFO
Secretary, Jan Olsen

<i>Current Term Expires</i>	<i>Name, Affiliation, Title</i>	<i>Contact Information</i>
♦ <i>Serves on VOAWW Board Only</i>		
♦ <i>Serves on Properties Board Only</i>		
♦ <i>Serves on Both Boards</i>		
Term Expires 12/31/16 Joined Board 2011	♦ Freya Brier, Retired Former Senior VP General Counsel Eddie Bauer	(425) 894-2889 (Cell) freya.brier@gmail.com
Term Expires 12/31/16 Joined Board 2008	♦ Todd Brunner Business Owner Brunner Construction	Brunner Construction Co. 2118 38th St. #C Everett, WA 98201 (425) 210-5448 (Cell) (425) 771-5148 (Work) (425) 771-5097 (Fax) todd@brunnerconstruction.com
Term Expires 12/31/18 Joined Board 2013	♦ Jim Calderon VP, Commercial Banking Officer Skagit Bank	5704 Evergreen Way, Ste. E Everett, WA 98208 425-622-9359 (work) 360-914-1131 (cell) JimC@SkagitBank.com
Term Expires 12/31/16 Joined Board 1999 12 Previous Years Svc. Rolled off 2013 but Interim Year served on Property Task Force Back on Board 2014	♦ Peter Haller Retired Attorney Environmental & Natural Resources	1515 148th Place SE Mill Creek, WA 98012-1303 (425) 742-9012 (Home) (425) 299-1652 (Cell) hallerb52d@gmail.com



Volunteers of America®

WESTERN WASHINGTON

COMBINED BOARDS ROSTER

Updated June 22, 2016

<i>Current Term Expires</i>	<i>Name, Affiliation, Title</i>	<i>Contact Information</i>
<i>◆ Serves on VOAWW Board Only</i>		
<i>◆ Serves on Properties Board Only</i>		
<i>◆ Serves on Both Boards</i>		
Term Expires 12/31/18 Joined Board 2013 Rolled off end 2011 20 Previous Years Svc.	◆ Larry Jelsing Attorney Jelsing Tri West & Andrus Attorneys at Law	2926 Colby Avenue Everett, WA 98201-4078 (425) 258-2688 (425) 259-9097 (Fax) larry@jtwalaw.com
Joined Properties 2015 Term Expires 12/31/17	◆ Peter Johndrow V.P., Manager Stewart Title Commercial Services	1420 5 th Ave. #440 Seattle, WA 98101 (206) 770-8826 (work) (425) 338-5277 Peter.Johndrow@stewart.com
12/31/18 Joined Board 02/09/16	◆ Joel Johnson Windermere Commercial RE	4211 Alderwood Mall Blvd., Ste. 110 Lynnwood, WA 98036 (425) 248-1105 (Work) (425) 776-5680 (Fax) joelj@windermere.com
Term Expires 12/31/16 Joined Board 2011 On temporary Leave of Absence until fall 2016	◆ Shilo M. Lockett President, Principal	Comprehensive Wealth Mgmt. 3500 188 th St. SW, Ste. 102 Lynnwood, WA 98037 (425) 778-6160 (Work) (206) 595-7999 (Cell) (425) 778-8896 (Fax) ShiloL@ComprehensiveWealth.com
12/31/18 Joined Board 02/09/16	◆ Chris McGinness Huebner, Dooley & McGinness, P.S.	1424 NE 155th St., Ste. 100 Shoreline, WA 98155 (206) 522-8000 (Work) (206) 523-2978 (Fax) chrism@hdm-cpa.com



Volunteers of America

WESTERN WASHINGTON

COMBINED BOARDS ROSTER

Updated June 22, 2016

Current Term Expires	Name, Affiliation, Title	Contact Information
♦ Serves on VOAWW Board Only ♦ Serves on Properties Board Only ♦ Serves on Both Boards		
Term Expires 12/31/18 Joined Board 2013	♦ Robert (Bob) McMahon Premier Wealth Management WA	19101 36th Ave. W., Suite 211 Lynnwood, WA 98036 (425) 744-8088 (Work) (425) 773-5416 (Cell) (425) 672-1692 (Fax) Bob@PremierWealthWA.com
Term Expires 12/31/16 Joined Board 2011	♦ Jim Morino, Owner Acura of Lynnwood	21515 Hwy 99 Lynnwood, WA 98036 (425) 775-2925 (Work) (206) 919-6103 (Cell) jimmorino@acuraoflynnwood.com
Term Expires 12/31/18 Joined Board 2009	♦ Marilla B. Sargent Assistant VP Branch Manager	Home Street Bank 22001 66th Ave. W. Mountlake Terrace, WA 98043 (425)-771-8000 (work) (425)-778-1028 (fax) (800)-761-7788 (toll free) marilla.sargent@homestreet.com 1223 Filbert Rd Lynnwood, WA 98036-4935
Term Expires 12/31/17 Joined Board 2009	♦ Gary Sitzman Administrative Services Director Sno-Isle Libraries	4208 118th Place SE Everett, WA 98208-9140 (425)-903-1489 (cell) (360)-651-7009 (work) gsitzman@sno-isle.org
Became CEO 01/09 Served Board in VP & Task Force capacity for 3 years prior	♦ Philip Smith President/CEO Volunteers of America Western Washington	2802 Broadway Everett, WA 98201 (425) 259-3191 (work) (425) 422-0699 (cell) psmith@voaww.org



Volunteers of America®

WESTERN WASHINGTON

COMBINED BOARDS ROSTER

Updated June 22, 2016

<i>Current Term Expires</i>	<i>Name, Affiliation, Title</i>	<i>Contact Information</i>
<i>♦ Serves on VOAWW Board Only</i> <i>♦ Serves on Properties Board Only</i> <i>♦ Serves on Both Boards</i>		
Term Expires 12/31/18 Joined Board 2013	♦ Greg Tisdell Senior VP Public Affairs Puget PR & Public Affairs	P.O. Box 1078 Everett, WA 98201 (360) 602-1115 Greg.tisdell@gmail.com
Joined Properties 2015 Term Expires 12/31/17 Joined VOAWW 02/09/16	♦ Kenneth G. Walker, CPA City Administrator City of Sultan	319 Main St. Sultan, WA 98294-1199 (360) 793-1164 (work) (425) 377-6195 (cell) ken.walker@ci.sultan.wa.us
Term Expires 12/31/16 Joined Board 12/13	♦ Julie Zarn, BSN, RN Director, Acute Care Providence Regional Med. Ctr.	1321 Colby Avenue Everett, WA 98201 (425) 261-3024 (work) (425)-501-2569 (home) Julie.zarn@providence.org

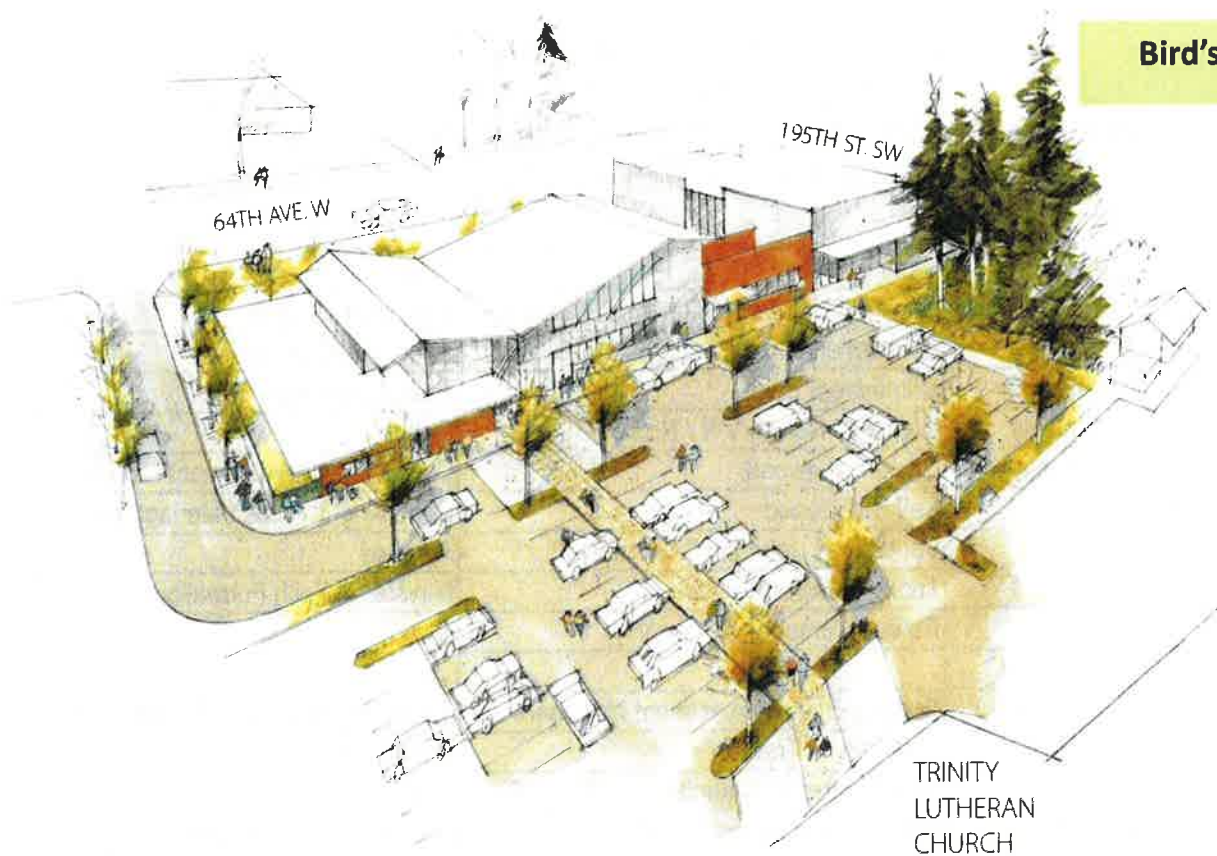
South Snohomish County Community Resource Center
Joint Oversight Committee
Volunteers of America Western Washington, Trinity Lutheran Church,
and Boys & Girls Club Snohomish County

Name	Affiliation	Work Place	Title
Bill Tsoukalas	B&G Club	Boys & Girls Clubs Snohomish County	Executive Director
Deborah (Deb) Anderson	Community	Foundation for Edmonds School District	Executive Director
Mikhail Burdeen	Community	Homestreet Bank	Branch Manager
Kurt Campbell	Community	Campbell Nelson VW / Nissan	Owner
Paul Krauss	Community	City of Lynnwood.	Community Development Director
Dennis (Denny) Derickson	TLC	Self Employeed	Permitting & Project Management
Dave Eckberg	TLC	Vandeberg, Johnson & Gandara	Attorney
David Greenlee	TLC	Trinity Lutheran Church	Minister of Faith Formation
Arne and Erna Nelson	TLC	Retired Campbell Nelson VW	
Sandra Schneider	TLC Council		
Michael (Mike) Schultz	TLC Council	Badgley Phelps Investment Managers	Investment Manager/Research Analyst
Rick Steves	TLC	Rick Steves Travel	Proprietor
Paul Sundberg	TLC	Trinity Lutheran Church	Pastor
Bob Reese	VOAWW	Volunteers of America WW	Executive Vice President
Todd Brunner	VOAWW Board	Brunner Construction	President
Chilo Lockett	VOAWW Board	Comprehensive Wealth Management	President / Principal
Bob McMahon	VOAWW Board	Premier Wealth Management	Personal Wealth Manager
Jan Olsen	VOAWW Board	Volunteers of America WW	Exec. Asst./Board Sec.
Phil Smith	VOAWW	Volunteers of America WW	President/CEO

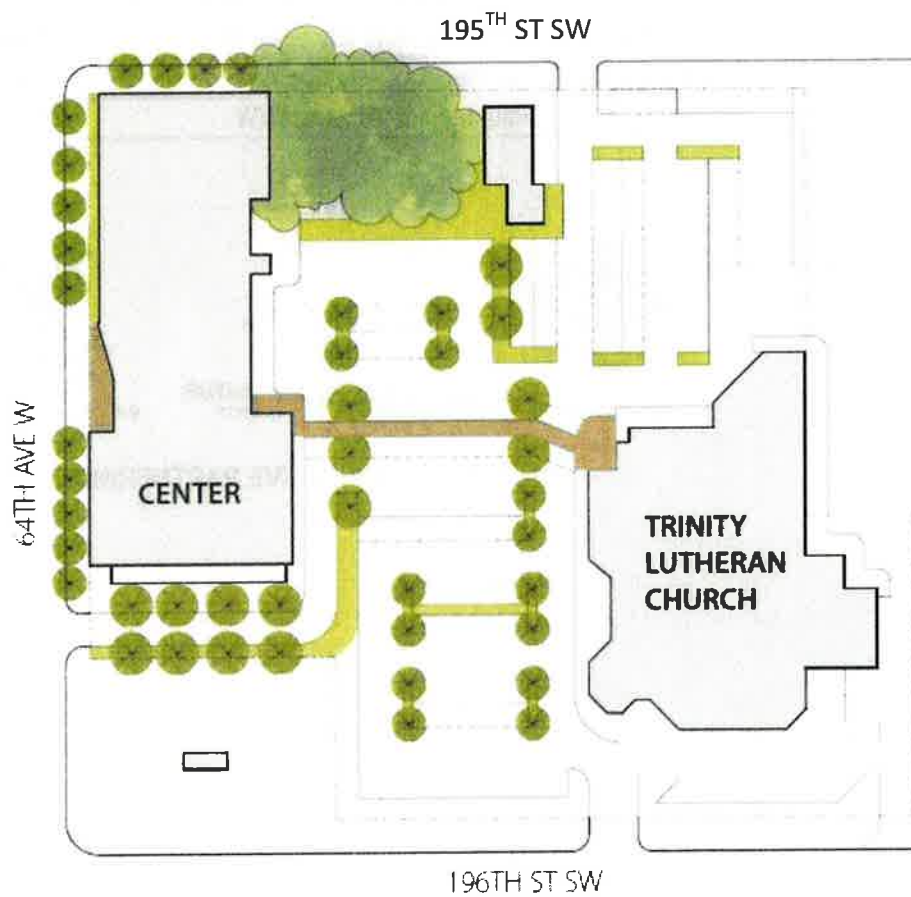


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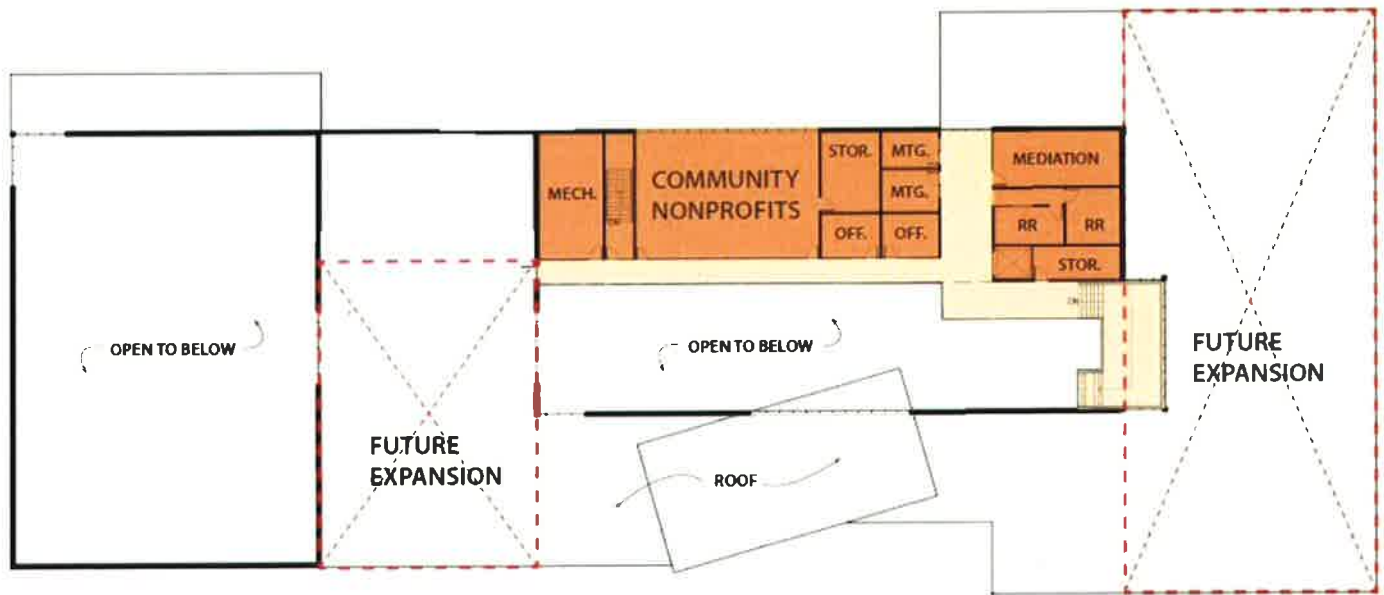
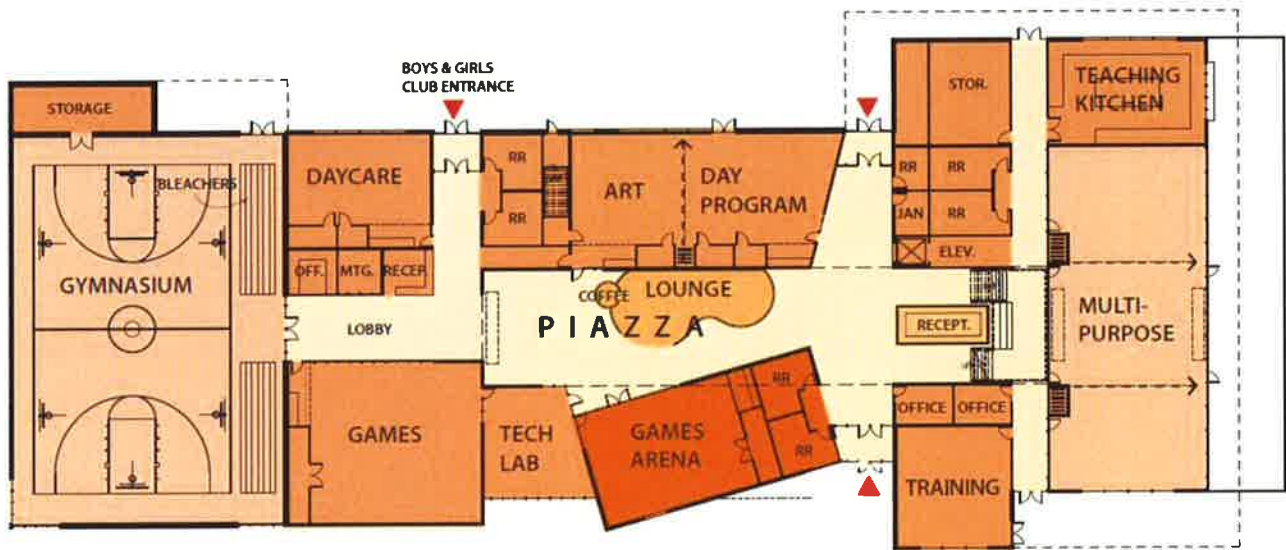
Bird's Eye View



Site Orientation



1st & 2nd Floor Plans



BUILDING HEALTHY COMMUNITIES FUND APPLICATION**Application Instructions**

Applications should be submitted via electronic mail to info@verdanthealth.org. If you have questions about your eligibility or the application, we encourage you to visit www.verdanthealth.org. You may also contact George Kosovich at 425-582-8572 or via [e-mail](#) with questions. **The deadline for applications is Thursday June 30, 2016 at 5 p.m.**

Application Checklist

1. Completed application answering each question
2. Program or project budget
3. List of your organization's Board of Directors, with their affiliations
4. If not recently submitted to Verdant, two years of your organization's financial statements and audits (audit requirement may be waived for small organizations)

1. Organization Information

Organization Name	Sea Mar Community Health Centers
Federal Tax ID Number	91-1020139
Contact Person Name	Mary Bartolo
Contact Person Phone Number	206-763-5277
Contact person e-mail	marybartolo@seamarchc.org
Website	http://www.seamar.org
Address	1040 S. Henderson St.
City, State, Zip	Seattle, WA 98108

A. Please tell us briefly about your organization's mission and background (limit 1,200 characters).

Sea Mar Community Health Centers is a community-based organization committed to providing quality, comprehensive health, human and housing services to diverse communities, specializing in service to Latinos. In 1978, Sea Mar was established by a handful of individuals in Seattle's South Park neighborhood with the goal of delivering affordable, high-quality, bilingual, culturally appropriate services and health care access for community members in need. Starting with just one medical clinic, today Sea Mar continues to increase access to care for underserved individuals and has grown to include 34 medical clinics, 22 dental clinics, 31 outpatient behavioral health clinics, and four inpatient behavioral health treatment facilities throughout 11 counties. Across all of Sea Mar's services, the agency served 247,447 unduplicated clients through 1,277,894 encounters in its 2015 fiscal year. Sea Mar accepts private insurance, Medicaid, Medicare, and patients without insurance. Sea Mar offers a sliding fee scale based on income and family size to ensure services are affordable, and the agency serves all clients regardless of ability to pay for services.

2. Program or Project Description

A. Name of project or program: South Snohomish County Medical, Dental and Behavioral Health Services

B. Amount of funding requested: 1000000

C. Which of Verdant Health priorities does this project address? Check all that apply

☐ 1. Increasing opportunities for residents to live active and healthy lifestyles

2. System and Capacity Improvements for:

- ☒ Behavioral Health Programs & Services
- ☒ Access to Healthcare
- ☒ Dental Services
- ☐ Services for Seniors

D. Please describe your program or project. If multiple organizations or jurisdictions are cooperating on the project, make sure to explain how you are collaborating (limit 6,000 characters).

Sea Mar has been providing behavioral health services in Lynnwood since 2008, and has long recognized the need for more services in South Snohomish County, particularly for low-income people and communities of color, including immigrant and refugee groups who may have limited English skills. The agency is now moving ahead with plans to open an integrated care clinic complete with medical, dental and behavioral health services, including mental health therapy and substance abuse treatment services. Behavioral health services at the current Lynnwood clinic will move to the new location, and expand to include a dedicated Child and Family Services department. Sea Mar has been actively seeking a location in the area, and is close to making a decision on a building to purchase in either Lynnwood or Edmonds.

The building targeted for purchase will be able to house behavioral health services immediately after closing, and the agency will start those services in the new location as soon as possible. Sea Mar is anticipating a renovation period of 12-to-18 months to get the building set for medical and dental services. Sea Mar will work to determine the budget for those renovations as soon as the building choice is finalized, and will move quickly to complete renovations and begin those services.

All services at the proposed clinic will be provided within the same building, and will be integrated by design. The medical clinic will have 4.0 FTE primary care providers, and will include preventive health care, health education, annual exams, laboratory testing, x-ray, well-child checks, and referral coordination to specialty providers as needed. Sea Mar anticipates the medical clinic will serve 5,500 unduplicated medical patients with 13,760 encounters per year once fully operational. Patients seen by medical providers who demonstrate a need for other services will be referred within the clinic or to community partners, and care coordinators will ensure that patients access care whenever referred, whether within the clinic, or to outside providers. Integration specialists (IS) working within the medical clinic will be brought in to work with medical patients who screen positive for mental health or substance abuse treatment needs. The IS is able to provide brief intervention for these patients and refer them to Sea Mar's behavioral health department as needed. Sea Mar's care management team will see patients within the medical clinic and in their homes as needed.

Behavioral health care offered through the new clinic will include mental health therapy and substance abuse treatment counseling on an outpatient basis. Services will include drug and alcohol evaluations, DUI assessments, intensive outpatient treatment, family counseling, court-mandated services, group therapy, mental health assessments, case management for adults and children, psychiatric medication assessments, and individual therapy. Behavioral health services will start as soon as Sea Mar closes on the building, by moving the existing 12.0 FTE behavioral health providers in the current Lynnwood clinic over to the new location, along with the existing support staff. To expand services beyond what Sea Mar has already been providing in Lynnwood, Sea Mar will add a Child and Family services

department to its behavioral health clinic. This department will add 4.0 FTE mental health therapists who specialize in serving children and youth, mostly ages 5 to 18, and their families. At present, the Lynnwood clinic only has a 0.5 FTE mental health therapist attempting to meet the demand, while at the same time the schools in the area are trying to work with Sea Mar to serve youth (and their families) who show a need for counseling due to depression screening, drug/alcohol use, disengagement from school, or other issues. The expanded Child and Family program will be able to work with schools to place counselors in schools part time, and in the clinic part time. School-based therapy will include assessments and initial treatment, while students needing family group treatment or more intensive, long-term treatment will continue on with services at the clinic outside of school. Sea Mar expects to see approximately 3,000 unduplicated patients and 11,040 encounters from its general behavioral health providers in a year, and an additional 800 patients with 3,200 encounters per year from the expanded Child and Family behavioral health program.

The Sea Mar dental clinic will provide the full scope of oral health care services, including oral exams and consultations, pediatric oral health screenings, oral health education, preventive care including x-rays, cleanings, sealants and fluoride treatments, adult emergency dental care, restoration, scaling, composites, extractions, and root canal consultation. Sea Mar expects these dental providers will see 3,400 patients annually with 8,500 encounters.

As with all Sea Mar clinics, all services are provided regardless of a patient's ability to pay. Sea Mar accepts most private insurance plans, as well as Medicaid and Medicare. Patients who are uninsured are asked to pay a nominal fee upfront, but will not be turned away if they cannot pay the fee. Uninsured patients are billed for services on a sliding scale, less the amount of any nominal fee already paid at the time of the appointment. Sea Mar does not send patients to collections in the event that they cannot pay.

All services are provided in English and Spanish, and most Sea Mar staff and providers in clinics are bilingual. For patients requiring assistance in other languages, Sea Mar contracts with translation services and uses staff whenever possible who have the appropriate language skills. Printed materials are available in a variety of languages. Sea Mar is dedicated to providing culturally sensitive services to all patients, and has been engaging the Latino communities of western Washington with culturally appropriate services for 39 years.

E. Who will be served by this program or project? Be sure to explain how the project serves residents of Verdant Heath's service area (limit 4,000 characters).

There are an estimated 24,000 low-income people (defined as those living below 200% of the federal poverty guidelines) in the Edmonds/Lynnwood area who are currently not being served by community health centers (UDS Mapper data). Community health centers are currently serving only 42% of the

low-income population, 36% of the uninsured population, and 45% of the Medicaid population in the area. And while there is one existing community health center in the area, it is not providing behavioral health services. The data confirms there is great need in South Snohomish County, and Sea Mar will build on nearly 40 years of successful expansion and growth to help the underserved communities in the area.

According to the 2013 Community Health and Wellness Assessment produced by Verdant Health Commission, there are a number of needs in South Snohomish County that this clinic will serve. First, Sea Mar will greatly increase access to medical, dental and behavioral health care services for low-income and uninsured community members. Medicaid beneficiaries often have great difficulty finding providers who accept Medicaid, and Sea Mar will welcome all Medicaid clients. Second, Sea Mar provides an understanding medical home for Spanish-speaking patients, helping to serve the growing Latino and Spanish-speaking population of the service area.

Sea Mar serves a diverse community of clients. In 2015, Sea Mar's Snohomish County client base was 45% White, 42% Latino, 2% Black/African American, 4% Asian/Pacific Islander, 0.21% Native Hawaiian, 1% American Indian/Alaska Native, and 6% multiracial or unknown. Sea Mar's Snohomish County clients are majority low-income, with 89% living below 200% of the federal poverty guidelines. Sea Mar anticipates that its diverse client make up will be similar once the new clinic is open and operating.

In addition, the Child and Family behavioral health program will be providing services to area schools, serving youth both within the school environment as well as students and their families in the clinic setting. Sea Mar anticipates that this program will lead to the clinic serving a higher than average number of whole families, particularly within behavioral health services.

F. What are your specific goals, objectives and anticipated outcomes of the project? How will you measure the impact of this project in improving South Snohomish County residents' lives (limit 4,000 characters)?

Sea Mar's overall goal is that more low-income people in South Snohomish County successfully access quality, comprehensive, affordable health care services. The agency's objectives to achieve this goal include the following: (1) Purchase a building in Lynnwood or Edmonds appropriate in size to house medical, dental and behavioral health services, and that has the space to allow for Sea Mar to achieve patient-centered medical home goals for integration across services; (2) Initiate services at the clinic as soon after closing as possible by moving existing behavioral health staff into the building from their current location; (3) Initiate care management services out of the new location as soon as possible by moving staff into this location; (4) Initiate renovation for medical and dental build out with the goal of having the clinic fully operational within 12 to 18 months of building purchase; (5) Ensure hiring is complete for all providers for the clinic, with the goal of having 4.0 FTE medical providers, 2.0 FTE dental providers and 4.0 FTE new mental health therapists specializing in services to children and

youth, along with all appropriate support staff for a clinic of this size. These objectives will happen with overlapping timelines. For example, child and family behavioral health providers can be hired as soon as the building purchase is complete, so that those expanded services can begin quickly.

The clinic will significantly impact access to health care in the community. County Health Rankings shows that there are simply not enough providers in Snohomish County. The patient-to-provider ratio for primary care is 1930:1 compared to 1190:1 for Washington state, dental is 1510:1 compared to 1290:1 statewide, and mental health is 410:1 compared to 380:1. This does not even take into account those providers who are willing to accept Medicaid and uninsured patients. Based on existing data on productivity at similarly sized clinics, Sea Mar anticipates that once the clinic is fully operational, it will serve 5,500 unduplicated medical patients with 13,760 encounters per year; 3,800 unduplicated behavioral health patients across all services with 14,240 encounters per year, and 3,400 unduplicated dental patients with 8,500 encounters per year. Many patients will be seen in multiple departments, but it is difficult to predict what the final total unduplicated patient count will be for the clinic overall. Sea Mar will be able to make that determination using its software systems once the clinic is open across all departments.

Further, this clinic will be folded into Sea Mar's goal tracking on certain health outcome measures, and the clinic will be expected to meet or exceed these goals along with all Sea Mar clinics. These goals help ensure that Sea Mar is making a positive impact in the health of the communities it serves. Examples of these performance measure goals include: (1) 75% of adult patients with diabetes show HbA1c levels are under control; (2) 65% of adult patients diagnosed with hypertension have a healthy blood pressure screening; (3) 50% of female patients age 24-64 have at least one Pap test to screen for cervical cancer per year; (4) 50% of children between birth and their 3rd birthday seen at the clinic during a year have received appropriate vaccines; (5) 60% of patients reaching age three during the year will have had at least one dental visit; and (6) 95% of patients age 12 and older are screening for clinical depression using an age-appropriate standardized tool and have a follow-up plan documented as appropriate. There are many more performance measures Sea Mar is working on in addition to these examples. Performance is reviewed at the clinic level and in aggregate across all Sea Mar clinics, and adjustments are made as needed at clinics that need support to achieve these goals. Sea Mar also reviews goals and adjusts them higher once they are met, so that improvement is continual.

3. Use of Funds and Budget

A. If you receive funding from Verdant Health, how would you spend the funds (limit 3,000 characters)?

Funding support for new clinics has the most impact at the very beginning, helping Sea Mar acquire or renovate buildings and hire staff to get a clinic going. Sea Mar is working to purchase a building that

will cost approximately \$5,900,000. Sea Mar will apply funding from Verdant, its own cash reserves, and bank financing toward the building to complete the purchase. The building targeted for purchase is large enough for all departments.

B. Please describe any other sources of funding or other resources in place for this project or program (limit 3,000 characters).

Sea Mar will contribute \$1,000,000 from its own cash reserves for part of the purchase, and will secure bank financing for the remaining portion. Separately from the building purchase, Sea Mar is in the process of determining the final budget needed for renovations, and the costs for renovations will be covered with a similar funding mix. Sea Mar will continue to seek funding from other partners as it moves forward to help support the renovation, but the agency is committed to a 12-to-18 month renovation period to get medical and dental services going, and will use whatever funding mix allows for expedient project completion.

C. Please describe your sustainability plan for this project. In other words, how will the community health and wellness improvements be maintained in the long-term (limit 3,000 characters)?

Sea Mar anticipates that clinic will be sustainable once it is fully operational. As a federally qualified health center dedicated to serving those most in need, a significant portion of Sea Mar's budget goes to providing care for the uninsured that will end up being forgiven. Through rigorous budgeting that has proven successful for decades, the agency's clinics are able to cover this expense in addition to its daily operational and administrative expenses through the reimbursements it receives from private insurance companies, Medicaid and Medicare.

While all Sea Mar clinics have some autonomy to operate in a way that best serves their local community, they also benefit from some centralized support operations that take advantage of economies of scale and help keep each clinic sustainable. The agency has centralized billing, medical records, human resources, building maintenance, some purchasing activities and other administrative functions. Centralizing these functions reduces labor spent on administrative tasks at the clinic, and supports better pricing for purchases per clinic, because they are part of a larger whole that can negotiate bulk pricing with vendors. Beyond the purely financial impacts, this helps ensure that each clinic can focus on providing patient care, and minimizes other activities that detract from that focus. Ultimately, community members in South Snohomish County will have a clinic that will serve thousands of patients per year across a wide breadth of services for years to come.

D. Project/Program Budget: you may complete this form, or create your own to submit.

Revenue	
Funds from Verdant Health (from section 2B)	1000000
Other revenue (specify): Sea Mar cash reserves	1000000
Other revenue (specify): Bank financing	3900000
Other revenue (specify):	
Other revenue (specify):	
In kind support (specify):	
Misc. revenue (specify):	
Total Revenue	\$5,900,000
Expenses	
Salaries & Benefits	
Equipment	
Rent/Utilities	
Training	
Printing/Postage/Publications	
Supplies	
Other (specify): Building purchase	5900000
Other (specify):	
Other (specify):	
Other (specify):	
Total Expenses	\$5,900,000
Budget Surplus/(Deficit)	\$ 0

E. Please explain any significant surplus or deficit in the budget.

Not applicable.

4. Certification/Submission by Authorized Representative

A. To the best of my knowledge and belief, all information in this application is true and correct. I am authorized by my organization to submit this application.

☒ Yes ☐ No

B. Authorized representative submitting this application:

Name: Mary Bartolo

Title: Deputy Director

Sea Mar Community Health Centers Board of Directors – 2016

Name	Hometown	Board Position	Professional Affiliation	First Year of Board Service
James Caudle	Ocean Shores	Community Representative	Retired	2010
Michelle Danley	Mossyrock	Community Representative	Latino Advocate & Agency Liaison	2001
Augie Delgado	Tacoma	Community Representative	Sales Manager	2013
Erasmio Gamboa	Kenmore	Treasurer	Professor	2010
Katherine Lowe	Maple Falls	Patient Representative, Native American Representative	Foster Parent	2003
Greg Ma	Seattle	Chair, Community Representative	Microbiologist	1982
Diana Savelle	Olympia	Secretary, Homeless Representative	Retired	2004
Felipe Trinidad	Burlington	Patient Representative, Migrant Representative	Farm Worker	2008
Silverio Vivanco	Burlington	Patient Representative, Migrant Representative	Pastoral Outreach Asst.	2008

Contact for Board of Directors is Kristina Hoeschen, Administration Director, 206-788-3203, kristinahoeschen@seamarchc.org