**After adjournment, the SCIDpda Board will enter into executive session to consider the minimum price at which real estate will be offered for lease when public knowledge regarding such consideration would cause a likelihood of decreased price.**

Upcoming Meetings and Events:
- June 16 @ 1 pm – Finance Committee Meeting
- June 7 @ noon – Executive Committee Meeting
- June 20 @ 5:30 – SCIDpda Board Meeting
- October 6 – SCIDpda Annual Fundraiser

**Executive sessions may be held:**
- to consider site selection or real estate acquisition by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price;
- to consider the minimum price at which real estate will be offered for sale or lease public knowledge regarding such consideration would cause a likelihood of decreased price;
- to review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased price;
- to receive and evaluate complaints/charges brought against a public officer or employee;
- to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee;
- to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency is likely to become a party.

The mission of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is to preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood.
CONSENT AGENDA
Resolution 17-05-17-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve the April 2017 Meeting Minutes
- Accept the April 2017 Expenditure Report
- Approve May Concurrence Requests
- Accept May Staff Reports

__________________________________________  _______________
Board Chair                                  Date

__________________________________________  _______________
Board Secretary                               Date
1. **Call to Order**
The meeting was called to order by Scott Yasui, Board Chair, at 6:00 p.m.

2. **Board Action & Approval**
   a. **Resolution 17-04-19-01**: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:
      - Approve the March 2017 Meeting Minutes
      - Accept the March 2017 Expenditure Report
      - Approve April Concurrence Requests
      - Accept April Staff Reports

      Moved: Wayne Lau
      Seconded: Nelson Yong
      Board approved unanimously

3. **Board Business**
   a. **Quarterly Financial Report**
      Vern Wood gave an overview of the quarterly financial statement. She also explained that SCIDpda net 4K better than budgeted for net operating income in 2016.

      Jared asked about the status of vacancies in the properties managed by SCIDpda. Vern explained SCIDpda has never had problems leasing our residential properties, although finding tenants for our commercial spaces has been more difficult. She stated that out of the 145,000 square feet owned or managed by the SCIDpda, only 237 square feet is vacant right now. Maiko stated that SCIDpda has not seen this low percentage of vacancies since 2004. Vern remarked on how Louise Mok—in her abilities to speak Chinese and work directly with the community—has been instrumental in filling the vacant spaces.

   b. **Bond Refunding**
      Vern presented her resolution on bond re-financing. She explained that every ten years SCIDpda has its bonds re-financed to get a reduction on interest rates, and that the city obligates the bonds (the city steps in if SCIDpda cannot make its payments). Vern explained that the City has required the SCIDpda to connect with their bond offering. She stated the City has an excellent bond rating and going with the City’s bond offering also cuts legal fees. She noted the downside that SCIDpda has to wait based on the timing of the city. Vern explained that the resolution is asking for the authorized officer—Executive Director and/or Deputy Director—to be able to negotiate the terms of re-financing with the City. She explained how the current structure of how SCIDpda pays bond is similar to a note instead of a bond payment. She explained that, if approved, authorization is for 180 days from the time the resolution is signed and gives the Executive Director and Deputy Director the authority to approve a re-financing agreement. Vern offered to show copies of an analysis presenting how SCIDpda will save 70K a year from the re-financing of bonds.

      **Resolution 17-04-19-02**: Resolution of the Board of the Seattle Chinatown-International District Preservation and Development Authority approving a refinancing agreement with the City of Seattle to facilitate the refunding of the Authority’s outstanding Special Obligation Refunding Bonds, 2007, with the proceeds of bonds to be issued by the City.
Moved: Nelson Yong  
Seconded: Casey Hoang  
Board accepted unanimously

c. Small Works Roster  
Maiko Winkler-Chin gave an overview of her resolution request related to the small works roster. She explained that our purchasing policies’ goals are to have open and competitive procurement; and in order to facilitate this goal, SCIDpda used the Seattle Housing Authority’s small works roster; SHA now uses the Municipal Research and Services Center of Washington for roster maintenance. She stated that the fee is $120. Michael asked if there was an inclusion policy for minorities, women and veterans. Maiko confirmed it covers these types of elements. The resolution complies with our standard procedure with purchasing.

Resolution 17-04-19-03: A Resolution of the Board of Directors of Seattle Chinatown International District Preservation and Development Authority (SCIDpda), on the subject of establishing a small public works roster process to award public works contract and consulting services roster for architectural, engineering, and other professional services.

Moved: Nelson Yong  
Seconded: Casey Hoang  
Board accepted unanimously

d. Governance  
Jared re-introduced the prospective board member candidates: Lanzi Li, Jerilyn Young, and Kevin Huynh. Maiko distributed copies of the candidate’s resumes, and Jared suggested the Board examine them. Jared stated that the Board has been waiting to add members for a while, and the candidates have met Maiko and toured the neighborhood. Jared proposed entertaining motions to vote all three candidates on to the board.

Scott motioned to appoint the three prospective candidates as new board members of the Board. Jared moved. Scott seconded. The Board accepted unanimously.

Jaime noted that, with the increase in board members, the requirements for has quorum changed. Maiko confirmed that, with twelve members, a quorum now requires seven members to establish a quorum for board meetings.

5. Adjourn  
The meeting was adjourned by Scott Yasui, Board Chair, at 6:30 p.m.
Seattle Chinatown International District Preservation and Development Authority  
409 Maynard Avenue S, Suite 200  
Seattle, WA 98114  

Expenditure Certification Memorandum

DATE: 5/8/2017  
TO: Board of Directors  
FROM: Vern Wood, Deputy Director  
RE: April 2017 Expenditure Certification

I, Vern Wood, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein, and that the claims represented by the vouchers listed below were just obligations of the SCIDPDA, and that I am authorized to authenticate and certify said claims.

Vern Wood, Deputy Director

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The above vouchers and electronic fund transfers are hereby approved by a majority of all members of the SCIDPda Council and signed by me in open session in authentication of their approval on this

[Date]

day of ____________________________.

______________________________   ______________________________
Treasurer                        Chair
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SCID Check Summary

Property=bhcondm,bhcondo,bhfund,bhmanagr,bhmastcr,bhquallc,bhres,childpar,cltblock,cldpda,design,desty01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dev,ethbc,hinghay,ivds1com,ivds2com,ivds2con,ivds2ip,legaads,legacy,lihouds,lihouse,lihmast,lihmarket,llhpea,lhlwell,littsai,ncncom,ncntres,ncotel,ncmanagr,ncmastcr,nutri,pdcmnty,pdadev,pdmainit,pdprop,scid AND mm/yy=04/2017-04/2017 AND All Checks=Yes

88444

1023 business - Business Impact NW 4/13/2017 1,604.68 Loan Payment - monthly
1024 bushcond - SCIDPDA Bush Hotel Condo Association 4/20/2017 10,781.37 Condo Billing
1025 citeseau - City of Seattle-Combined Utilities 4/20/2017 61.60 Water/Sewer
1026 eitssy - ELTEC Systems, LLC 4/20/2017 1,106.45 Elevator - Contract
1027 hsdupe - HD Supply Facilities Maintenance, LTD 4/20/2017 1,634.67 R&M Supplies
1028 kincou - King County Finance 4/20/2017 443.62 Property Taxes
1029 lowes - Lowe's 4/20/2017 773.34 R&M Supplies
1030 scidpda - SCIDpda 4/20/2017 193,436.00 2016 YE Surplus Cash Distribution
1031 conch - Connolly 4/27/2017 81.25 Certification Specialist
1032 hsdupe - HD Supply Facilities Maintenance, LTD 4/27/2017 366.79 R&M Supplies
1033 pmjans - Phnouk 4/27/2017 370.00 R&M UFO
1034 sprague - Sprague 4/27/2017 255.73 Pest Control

ACH thecom - The Commerce Bank of WA 4/30/2017 4,064.00 Loan Payment - monthly

Total hsdupe - General Checking 241,891.47

Total scidpda - General Checking 18,617.06

condo2op - General Checking
1198 mtfuji - Mt Fuji Garden & Landscaping Inc. 4/13/2017 187.17 Landscaping
1199 pdmaint - SCIDpda Maintenance Dept 4/13/2017 890.78 WOs
1200 pugoud - Puget Sound Energy 4/13/2017 3,035.02 Natural Gas
1201 seacitt - Seattle City Light 4/13/2017 180.99 Electricity
1202 seacitt - Seattle City Light 4/13/2017 2,503.56 Electricity
1203 citeseau - City of Seattle-Combined Utilities 4/20/2017 10,504.84 Water/Sewer & Garbage
1204 ceml - CenturyLink 4/27/2017 358.45 Telecom

Total condo2op - General Checking 17,660.81

dvaop - General Checking
2790 ivds2lib - IDVS Library/Parking 4/6/2017 17,571.25 Bond Payment - monthly
2791 kyanm - Ku 4/6/2017 108.33 Pest Control
2792 conch - Connolly 4/13/2017 182.00 Certification Specialist
2793 pdmaint - SCIDpda Maintenance Dept 4/13/2017 1,877.79 WOs
2794 scidpda - SCIDpda 4/13/2017 14,915.26 ID Billig
2795 sprague - Sprague 4/13/2017 305.72 Pest Control
2796 vewir - Verizon Wireless 4/13/2017 69.71 Telecom
2797 eitssy - ELTEC Systems, LLC 4/20/2017 582.51 Elevator - Contract
2798 hsdupe - HD Supply Facilities Maintenance, LTD 4/20/2017 45.46 R&M Supplies
2799 ivds2con - IDVS2 Condo Association 4/20/2017 21,166.11 Condo Billing
2800 kincou - King County Finance 4/20/2017 342.66 Property Taxes
2801 pacram - Pacific Lamp & Supply Company 4/20/2017 93.57 R&M Supplies
2802 conch - Connolly 4/27/2017 50.00 Certification Specialist
2803 hsdupe - HD Supply Facilities Maintenance, LTD 4/27/2017 174.16 R&M Supplies
2804 seacom - Sears Commercial One 4/27/2017 472.27 R&M Supplies
2805 sprague - Sprague 4/27/2017 307.11 Pest Control

Total dvaop - General Checking 58,263.91
### SCID Check Summary

**Date:** 5/8/2017 10:09 AM

**Property:** bhcomm, bhcondo, bhfund, bhmanagr, bhmaster, bhqc, bhres, childpar, ciblock, cidpda, design, design01, design02, design03, design04, design05, design06, design07, design08, design09, design10, design11, design12, design13, design14, design15, design16, design17, design18, evo, ethbc, hinghay, ldvs1com, ldvs2com, ldvs2ip, legaads, legacy, lhfoods, lhhouse, lhmaint, llmarket, llopera, llwelin, lttsaig, ncentcom, ncentres, nhotel, ncmannn, ncmanagr, ncmaster, nutrit, pdacommty, pdadev, pdaimnt, pdaimnt, pdprop, scid AND mm/yy=04/2017-04/2017 AND All Checks=Yes

#### ldvs1op - General Checking

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**Total ldvs1op - General Checking:** $52,944.56

#### ldvs2cns - General Checking

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**Total ldvs2cns - General Checking:** $24,478.67

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**Total ldvssave - Revenue Account-Trust:** $65,000.00

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Page 5 of 6
SCID Check Summary
5/8/2017 10:09 AM

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pdaop - General Checking

| Account   | Description                  | 04/01/2017 | 04/02/2017 | 04/03/2017 | 04/04/2017 | 04/05/2017 | 04/06/2017 | 04/07/2017 | 04/08/2017 | 04/09/2017 | 04/10/2017 | 04/11/2017 | 04/12/2017 | 04/13/2017 | 04/14/2017 | 04/15/2017 | 04/16/2017 | 04/17/2017 | 04/18/2017 | 04/19/2017 | 04/20/2017 | 04/21/2017 | 04/22/2017 | 04/23/2017 | 04/24/2017 | 04/25/2017 | 04/26/2017 | 04/27/2017 | 04/28/2017 | 04/29/2017 | 04/30/2017 | 05/01/2017 | 05/02/2017 | 05/03/2017 | 05/04/2017 | 05/05/2017 | 05/06/2017 | 05/07/2017 | 05/08/2017 | 05/09/2017 | 05/10/2017 | 05/11/2017 | 05/12/2017 | 05/13/2017 | 05/14/2017 | 05/15/2017 | 05/16/2017 | 05/17/2017 | 05/18/2017 | 05/19/2017 | 05/20/2017 | 05/21/2017 | 05/22/2017 | 05/23/2017 | 05/24/2017 | 05/25/2017 | 05/26/2017 | 05/27/2017 | 05/28/2017 | 05/29/2017 | 05/30/2017 | 05/31/2017 |
|-----------|------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
**Concurrent Requests Background:**
Staff are required to seek concurrence for items that:

- the consideration exchanged or received by the SCIDpda exceeds $10,000, or
- the performance by the SCIDpda extends over a one year period.

**May 2017 Items**

**Services**

*Intracorp - $54,100*

The SCIDpda (through Mike Omura and Jamie Lee) have entered into a Memorandum of Understanding with Intracorp, a multifamily developer, who is acquiring the Acme Poultry site in Little Saigon. The contracted serves are for community engagement and design advisory services.

*City of Seattle Department of Neighborhoods - $75,000*

SCIDpda and DON entered into a MOU for $75,000 for 2017 to fund the Public Safety Coordinator position and incidental expenses (rental space, equipment, management fee, etc). This is the first year of an anticipated 2 year contract.

- us NNN.
SCIDpda Staff Reports (May 2017)

Senior Services
Emiko Mizuki

Assisted Living
- We had four unit turnovers in April resulting in 35 vacancy days. We are now 7 days over our year to date budgeted vacancy loss, but our revenue is strong because we have couples sharing rooms (assisted living revenue is charged by the person, not the room). As of May 1st, we four couples residing in Legacy House.
- Dr. John Hoy, Downtown Foot and Ankle Center is providing monthly podiatry services to our residents and ADS clients, replacing retired Dr. Joseph Ng.
- The Child and Adult Care Food Program (CACFP) audit is scheduled for June 5, 2017.

Adult Day Services
- The ADS annual audit is scheduled for August 28th and 29th, 2017.
- Nikkei NW has expanded their transportation fleet and will service our southend ADS clients effective May 15th, 2017. They will replace Transia as the main transportation carrier for this route.
- ADS case managers are assisting clients with the Senior Farmers Market Nutrition Program applications to encourage them to attend the ADS program. The application deadline is May 12th, 2017.
- ADS clients are scheduled for a field trip to the Chihuly Glass Museum on May 18th at the Seattle Center location.

Additional Information
- The Request for Proposal for the Congregate Meal Program (CMP) is due May 24th, 2017 and we will meet the deadline for submittal.

Real Estate Development
Mike Omura

Current Projects/Opportunities

Renovation of the Louisa Hotel — No new news.

PACE at Pacific Medical North Lot — Met with AiPACE on May 2nd to go over the response from PHPDA in preparation for a meeting with them.

Inland Development (10th & Jackson) — Demolition is underway and construction is slated to be complete by 2nd Quarter of 2018.

Intracorp Development (Acme Poultry Site) — We have an MOU with Intracorp to provide community engagement and design advisory services.

PDA Administrative Office Move — Construction has started and framing is complete. Electrical rough-in has been completed and ready for inspection. We are anticipating completion by end of May.

Craft 3 Move to 2nd Floor of Bush — We have met with Craft 3 and due to the schedule they will likely occupy the current PDA Admin space and then work on the other spaces. They are planning to move at the end of July.
Future Projects/Opportunities

Panama Hotel — The two finalists – Historic Seattle and a Portland firm - were not selected; Jan Johnson has now selected another option with a developer from California. No other details at this time.

Bing Kung — We trying to schedule a meeting with them to find out more about their goals and timeframe.

Edge Development (10th & Weller) — Edge is working with the temple’s representative to have an opportunity for a meeting with the religious leader.

Developments in and on the Periphery CID

Asian Plaza — The East Design Review Board has scheduled a Recommendation Meeting for this project is scheduled for May 24th.

“S” Project — A 990,000 SF office development on 6th Ave. S and Airport Way just south of Dearborn. The project has had 2 Early Design Guidance reviews through the South East Review District. One building of the complex is located in the ISRD and will go through the ISRD process.

Westcoast Printing site — A 200 unit six story residential development is proposed for the old West Coast Printing site and was presented at the SE DRB on 9/27. No minutes of the EDG meeting is available at this time.

Hotel on 8th Ave. S — An ISRD Briefing is scheduled on May 23rd

DA-LI Development — The developers are trying to schedule the second briefing shortly.

Linc’s Tackle Site — Plymouth Housing will be developing a mixed use project on this site. They met with FLS to present their proposed project and was well received.

IDEA Space
Jamie Lee

Thanks to those of you that were able to make it to Spring Clean on 5/6. If you see or know Rachtha, be sure to congratulate him on a job well done. He worked very hard on the event and we had over 300 volunteers out!

Hing Hay Coworks/Business Resources—We will be hosting a hands-on Yelp course in HHC the third week in May. This will be translated into Cantonese and people attending will have hands on opportunities to improve their Yelp page and learn about why it’s important. We are also considering hosting a small business mixer to have businesses owners meet each other – especially given all the new businesses in the neighborhood. Lastly, we are working with the Public Outreach and Engagement Liaisons from the City to do outreach to our businesses.

Public Safety—Sonny, our new Public Safety Coordinator, has now been in their job for a little over a month. They are getting situated and getting to know many of the various issues in the neighborhood. I continue to work with Valerie from InterIm on the public safety survey – we are very close to getting initial results from the professor we are partnering with at Seattle University. We will be then taking those results and presenting them back to the community.
**Preservation and Sustainability**—MaryKate is applying for some 4Culture funding to help with the Bush Hotel roof repairs. She is also working with our intern, Alexis, to begin community conversations around our Cultural EcoDistrict work—more specifically what we define as the culture that we want to sustain in the neighborhood. These sessions will be held throughout the summer.

**Public Space**—Canton Alley is almost done! Pavers arrived this week—and then were the wrong size. Seattle Department of Transportation expects the correct pavers next week, and the alley paving should be complete shortly thereafter. We still need to work on lighting and signage, but the bulk of the construction on the alley is finished. Come to the alley party in June—we will have a PARTY! We are in the design phase for Maynard Alley and are working with an artist from New York City on this—we will be collecting feedback throughout the summer. The Little Saigon crosswalks received the certificate of approval from ISRD. SDOT is currently scheduling the installation. We are also waiting on cost estimates for the pocket park on 12th and Jackson and hope to start installation soon—the goal is to have both of these projects complete and installed by the end of the summer.

Lastly, I was in DC all of the week of 5/8. I am in DC right now as I type this report. I am a fellow for Community in the Capitol, which is put on by our national partner National CAPACD. Honestly, I was less than excited about a week in DC away from the office—especially given how busy we have been and leaving the day after Spring Clean. However, it has been an amazing experience—not only learning from our partners about the struggles that they are having in their own communities across the country, but learning more about how we can advocate for our communities on the national level. I was able to meet with aides from Representative Smith and Jayapal’s offices and talk with them about the displacement we are seeing, the importance of programs like HUD and Low Income Housing Tax Credits for our communities. In addition to being proud of talking about the CID on such a national level, I was also proud of myself for not getting lost in the confusing House and Senate buildings. 😊 Happy to talk about it more sometime if you would like.

Lastly—it’s summertime! That means we have events. I have attached the list of IDEA Space events this summer—hope you can make it!

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**Development & Communication**
Joseph Guanlao

**GiveBIG**—Thank you to everyone who generously contributed to SCIDpda during GiveBIG, Seattle Foundation’s annual day-of-giving, which occurred on May 10. SCIDpda raised $3,351 from a pool of 35 unique donors. While email, social media, and advertising (International Examiner) pulled in many of our donations, good ol’ fashioned word-of-mouth via direct contact (phone call, text messaging, and in-person) proved to be a factor as well—something to note leading up to SCIDpda’s annual fundraising event on October 6.

**Newsletter**—SCIDpda’s quarterly newsletter will be released on May 24, introducing our new board members, staff, the move of the SCIDpda offices, Maiko’s perspective on MHA, important dates, Ponciano’s retirement, a recap of Spring Clean, and much more!

**International Examiner Ad Space**—Property Management recently secured ad space for SCIDpda in the International Examiner, as part of a deal in the IE’s leasing agreement with SCIDpda.

**Hing Hay Arts & Crafts Fair**—Hing Hay Coworks is hosting its second annual Arts & Crafts Fair in July, and soliciting artists and vendors from the API community to participate.

**Congregate Meal Program RFP**—I am assisting with Emi’s submittal of the Request for Proposal for the Congregate Meal Program (CMP).
Executive Director’s Report
Maiko Winkler-Chin

It’s API Heritage Month!

KUDOS to......

- Joseph on Give Big for learning the ropes and testing out language. I personally received no “Give Big” emails – then realized that Outlook had redirected them to my “clutter: box”.
- Rachtha and the IDEA Space crew for another good Spring Clean. Thanks to Boardmember Jerilyn Young Legacy House staff and Vern Wood for being on work crews.
- Janet Smith for new phone system.

Navigation Center – conversations continue. Friends of Little Saigon has formed a coalition to work on this issue, and the SCIDpda is one of the members. The work is breaking into subgroups to develop a mitigation plan. Friends of Little Saigon are mindful of the City’s budget timing and the need to engage the community. We expect an agreed-upon timeline between the City and the coalition in the next week. The City, in this context, is being represented by Catherine Lester, Human Services Department, and Kathy Nyland, Department of Neighborhoods.

Hing Hay Park Bathroom – the Mayor’s Office convened a meeting between Seattle Parks and Recreation and the SCIDpda, represented by myself, Jamie Lee, and Paul Mar regarding the issues tied to easements established in the early 1980s. These issues came up in the late 2000s as the pda was redeveloping the commercial portion of the Bush Hotel. Neither SPR nor pda knew of these easements until that time, and we jointly agreed that we would settle it in the future, when Hing Hay Park was redeveloped. We are at point. The main points of agreement, noted in the handwritten document (will be distributed at the meeting) include the following. No attorneys were in the room, and nothing can be agreed upon until City Council and SCIDpda Board agree.
- Previous agreements will be terminated and relinquished.
- City to issue SCIDpda a continuing use permit (in place of easement) allowing SCIDpda to own and operate the sunroom and stairs into the plaza level as they exist. SPR to waive permit fees. Initial permit term is 30 years, with 10 year extensions.
- The City will have a comfort station and concierge office for public use in the SW corner of the Bush. The City will also have storage space.
- These spaces will be conveyed by pda to the City as a condo.
- Construction management to be determined. Funding comes from existing budget funds ($300K, which pda got for Parks in the 2015 budget through CM Harrell).
- Comfort station maintained by SPR.
- SPR will enter into a community engagement process on design and operation of the comfort station managed by Public Safety Coordinator, DON and SPD community liaisons.

ID Forum - Interim CDA reconvened the ID Forum, a monthly meeting where community members come together to discuss issues of interest. Much of the first meeting was spent discussing purpose of the group, logistical issues, and ended with what the name of the group and neighborhood should be. There was 20 min set aside for a discussion of Mandatory Housing Affordability – and that conversation was tabled for another time.

Attached are notes from Interim’s follow up meeting regarding MHA for reference. I have asked Interim what they plan to do with people’s input on the MHA legislation. They are planning on providing build comment on Tuesday’s council meeting, and meeting with members of council, and are asking community groups to attend, but it was not clear to me whether they want us to attend with them.

The next ID Forum will review a list of City projects happening in and around the neighborhood that was presented last year.
MHA Legislation – Mandatory Housing Affordability legislation is moving through for our neighborhood. There will be a public hearing on 6/1 in the evening. We will be discussing this and CM Johnson’s companion legislation at the meeting.

Office of Planning and Community Development (OPCD) Framework – OPCD is starting a framework process (like neighborhood planning but focused on specific area) within the next few months. Focus areas include:

- Little Saigon Design Guidelines
- City projects located in and around the CID
- Charles Street Redevelopment
- Anti-displacement Strategies
- Public realm

There is planning advisory committee that I have been asked to sit on. Boardmember Aileen Balahadia was asked if she would be interested in facilitating the 18 month long process, but she declined. She, or any boardmember could participate in the focus area conversations if interested. Please let me know

Other Items:

- Center for New Urbanism and the Urban Land Institute were both in town. There were several tours in the neighborhood, and I was on a panel with Erin Christianson Ishizaki and Donald King talking about sustainable equitable planning.
- I am part of panel that should be on Friday (5/12) episode of Seattle Inside Out – Chinatown/ID Upzone. My fellow panelists include Joel Ing, Edge Developers; Teresita Batayola, ICHS; Councilmember Rob Johnson. If you want to see it, you can check it out online at [http://www.seattlechannel.org/CityInsideOut?videoid=x76019](http://www.seattlechannel.org/CityInsideOut?videoid=x76019)
- There are a lot of real estate meetings coming up soon. I have put the meetings in order of staff-perceived importance:
  - Hotel Concepts LLC (across from Legacy House) presenting at ISRD
    DATE: 5/23/17
    TIME: 4:30 on...
    LOCATION: Legacy Hall, Bush Hotel Plaza level
  - 5/24 – Design Review for Asian Plaza (12th and Jackson)
    DATE: 5/24/17
    TIME: 6:30 pm
    LOCATION: Seattle University, 824 12th Ave, Admissions & Alumni Comm Bldg - Stuart T Rolfe Room
  - ACME Poultry – we are serving in a consultant contract with Intracorp for community engagement. This is the land we had tried to acquire for the landmark project
    DATE: 5/17/17 (right before our board meeting)
    TIME: 4:00-5:30
    LOCATION: Nisei Vets Hall -1212 South King Street
    **Boardmember Lanzi will attend
  - 5/23 – Early Design Guidance (EDG) for LIHI project in Little Saigon (jackson near rainier)
    DATE: 5/23/17
    TIME: 8 pm
    LOCATION: Rainier Arts Center
Property Management

Commercial Vacancy as of 4/30/2017

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Leasing Activity and Property Notes:
As previously reported, all our commercial spaces are rented with one exception, the small office at IDVS2com. We do have an interested party and hope to have that lease signed this week.

We are reviewing our leases and are working to move tenants from monthly leases to multi-year commitments. We are also working to bring more desirable tenants to the neighborhood.

Residential Vacancy as of 4/30/2017

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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Hotel</td>
<td>2.17%</td>
<td>1.16%</td>
<td>2.00%</td>
</tr>
<tr>
<td>Nihonmachi Terrace</td>
<td>6.32%</td>
<td>4.01%</td>
<td>3.00%</td>
</tr>
<tr>
<td>NP Hotel</td>
<td>0.70%</td>
<td>0.17%</td>
<td>3.00%</td>
</tr>
<tr>
<td>Jackson Apartments</td>
<td>0.78%</td>
<td>1.72%</td>
<td>1.00%</td>
</tr>
</tbody>
</table>
**Senior Services**

92 days were budgeted for Vacancy Loss through April 2017, with an actual vacancy loss of (-135) days making the net vacancy number less than budget through March by 227 days. The vacancy loss through April continues to be a net negative because of the 3 rooms occupied by couples compared to the budget which only accounted for 1 double room.

ADS is continuing to do well but weather in February caused a closure for a day earlier in the month and cold weather contributed to lower attendance. Attendance was better in March and consistent in April but the budget anticipated growth in April. As a result attendance through April is 26 days below budget.

**Assisted Living**

![Vacant Days Graph](chart)

![Weekly Program Attendance Graph](chart)
Payroll
Payroll and Benefits Expense actual to budget through April 2017 total $83.9K under budget, excluding Properties. The amounts are below budget due to delayed hiring of open positions and budgeted salary increases not yet allocated.

- **Admin**
  - 81% of Budget
  - -$48,500

- **IDEA (Includes Hing Hay Coworks)**
  - 100% of Budget
  - $100

- **Property Management**
  - 93% of Budget
  - -$19,600

- **Senior Services**
  - 97% of Budget
  - -$15,900
### Hing Hay CoWorks Dashboard

#### April 2017

<table>
<thead>
<tr>
<th>Count of Members (End of Month)</th>
<th>Dec-16</th>
<th>Jan-17</th>
<th>Feb-17</th>
<th>Mar-17</th>
<th>Apr-17</th>
<th>Apr-17 Budget</th>
<th>Apr-17 Var</th>
<th>YTD Apr</th>
<th>YTD Apr Budget</th>
<th>YTD Apr Var</th>
<th>May 2017 Budget</th>
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<tbody>
<tr>
<td># at Each Membership Level</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Day Pass - $30</td>
<td>13</td>
<td>19</td>
<td>21</td>
<td>18</td>
<td>20</td>
<td>24</td>
<td>(4)</td>
<td>20</td>
<td>24</td>
<td>(4)</td>
<td>25</td>
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<tr>
<td>12 Flex Hours - $55</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>5</td>
<td>(5)</td>
<td>0</td>
<td>5</td>
<td>(5)</td>
<td>5</td>
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<tr>
<td>24 Flex Hours - $95</td>
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<td>1</td>
<td>2</td>
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<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>2</td>
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<tr>
<td>7 Flex Days - $125</td>
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<td>7</td>
<td>7</td>
<td>6</td>
<td>9</td>
<td>5</td>
<td>4</td>
<td>9</td>
<td>5</td>
<td>4</td>
<td>5</td>
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<tr>
<td>14 Flex Days - $235</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>0</td>
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<td>1</td>
<td>0</td>
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<td>Weekend Plus - $195</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Full Weekday (5 days/week) - $345</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
<td>1</td>
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<tr>
<td>Office Suite - $600</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>6</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td># of Events</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>N/A</td>
<td>5</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Total # of Event Attendees</td>
<td>216</td>
<td>8</td>
<td>82</td>
<td>12</td>
<td>1</td>
<td>N/A</td>
<td>103</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>Conversions</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Revenues</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Membership Revenue</td>
<td>$2,869</td>
<td>$5,509</td>
<td>$5,328</td>
<td>$4,715</td>
<td>$5,198</td>
<td>$4,309</td>
<td>$406</td>
<td>$20,750</td>
<td>$19,652</td>
<td>$1,098</td>
<td>$4,447</td>
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<tr>
<td>Other Income</td>
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<td>$185</td>
<td>$145</td>
<td>$95</td>
<td>$500</td>
<td>$0</td>
<td>$95</td>
<td>$925</td>
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<td>$925</td>
<td>$0</td>
</tr>
<tr>
<td>Events</td>
<td>$498</td>
<td>$0</td>
<td>$0</td>
<td>$170</td>
<td>$170</td>
<td>$625</td>
<td>($455)</td>
<td>$340</td>
<td>$2,500</td>
<td>($2,160)</td>
<td>$625</td>
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<tr>
<td>Sponsorships/Grants/Donations</td>
<td>$338</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

| Revenues                         | $3,990 | $5,694 | $5,473 | $4,890 | $5,868 | $4,934        | ($44)      | $22,014 | $19,652        | $2,362       | $5,072        |
| Average Rev per Membership       | $285   | $356   | $274   | $251   | $309   | $235          | $16        | $334    | $266           | $68          | $207          |

### Notes

#### April Recap

- Received Yelp sponsorship for May 23rd event. Materials will be interpreted and translated.
- Held SCORE Consultations - 30 min open invite for business Q&A with one membership attending. Need to do more outreach.
- Met with City liaison (HHC member) of LNI Standards on Workshop with the State LNI. Working on combining efforts.
- Gained a 10-Day new membership (travelling from Germany, will not renew in May, however, will be back later in the year).
- Terminated a full-in contract for breach of contract rules.

#### May Focus

- Yelp event May 23rd to inform the ID of Yelp benefits, prepare to conduct workshop, outreach.
- Labor Standards on State and City Lvls finalize the time and date of workshop.
- Continue training Rachtha in Nexusus.
- Complete Etsy grant due May 29th.
- Postpone HHC Advisory Committee.
- Work on Blinds Proposal for ISRD.
- Work on Member wall (work order has been put in).
- Silently launch website, (big reveal will be at 2 year mark).
- Finalize new rates - remove Weekend Plus, 14 FlexDays, add 10 FlexDays.
- Work with HHC Party Planning to create 2 year celebration events.
- Train new Social Media and Marketing Intern.
- Post on the City Paid Intern site Position for Biz TA activities.

#### Q2 Plans

- Launch HHC website.
- Execute Business Resource Workshops, plan future Yelp event in Little Saigon, work on Labor standards workshop both state and city level.
- Finalize new rates/promo material.
- Coordinate with Jeff Liang to work out translations for his clinic and spread the word.
- Create a providers list with Events Intern for the neighborhood and HHC members.
- Establish HHC Member Events, with help from member Eric.
- Work on Ramp Up documents for new members.
- Work on Arts & Crafts Fair on July 20th.
Revenues for the 1st quarter of 2017 were approximately $5k under budget when consolidated together. Vacancy loss is higher than budget but those vacancies have been filled and Total Rent Income is positive for the 1st quarter. Service Income is higher than budget due to Legacy House Adult Day Services and Meals on Wheels being higher than budget. CMP revenue is below budget for the quarter but offset by other service income. Other Income is over budget due to a receipt of $15k by Inland Development based on the milestone of Inland receiving their Certificate of Approval for construction. Fundraising revenues are below budget due to CMP’s lower attendance and budgeting related to receipt of grant and fundraising revenues.

Expenses for the 1st quarter of 2017 were under budget for the entire organization by approximately $100k. All expense categories are positive to budget except Maintenance which is only slightly over budget and Other Expenses which include items which are funded by reserves. The biggest factor in the positive variance is Salaries, Wages and Benefits Expense. We budgeted for salary increases that remain unallocated and also have delayed hiring of some open positions. Insurance is under budget by $18k due to credits received from previous years. Debt service is also below budget by approximately $18k due.
As a result, our NOI before Depreciation was $95K better than budget for the 1st quarter of 2017.
Visual Breakout by Department of Year through March Revenue and Expenses

**YTD Revenue of $2,686,000**
- Senior Services: 31%
- Properties: 38%
- Property Mgmt: 7%
- IDEA Space: 2%
- Admin Fundraising: 5%
- Community: 17%

**YTD Expense of $2,271,900**
- Senior Services: 32%
- Properties: 33%
- Property Mgmt: 7%
- Admin Fundraising: 15%
- IDEA Space: 3%
- Mktng: 10%
## PDA Reporting Comparison Income Statement

<table>
<thead>
<tr>
<th>Activity Type</th>
<th>Total Income</th>
<th>Total Expenses</th>
<th>Total Profit/Loss</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative</td>
<td>119,236</td>
<td>2,644</td>
<td>116,592</td>
</tr>
<tr>
<td>Professional Fees and Consulting</td>
<td>6,780</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Rent Expense</td>
<td>6,661</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Salaries, Wages, &amp; Training</td>
<td>157,537</td>
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<td>-</td>
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<tr>
<td>Other Admin Expenses</td>
<td>19,445</td>
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</tr>
<tr>
<td>Total Administrative</td>
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<tr>
<td>Other Income</td>
<td>1,452</td>
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<tr>
<td>Total Maintenance</td>
<td>6,451</td>
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<td>Total Utilities</td>
<td>5,334</td>
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<tr>
<td>Total Taxes</td>
<td>287</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Total Program Expenses</td>
<td>5,085</td>
<td>-</td>
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<tr>
<td>Total Operating Expenses</td>
<td>211,089</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Debt Service &amp; Ground Lease</td>
<td>15,802</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Claim Losses</td>
<td>16,961</td>
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<tr>
<td>Net Income Before Dep &amp; Amort</td>
<td>135,456</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Depreciation &amp; Amortization</td>
<td>320</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Net Income</td>
<td>135,236</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**
- REVENUE:
  - Rent Income
  - Vacancies
  - Concessions and Bad Debt
  - Net Rent Income
  - Total Net Incurred from Related Prop
  - Total Economics Rentable Income
  - Other Rental Income
  - TOTAL SERVICE INCOME
  - Total Insurance
  - Total Interests Income
  - Grants
  - LESS Grant Program Expense
  - LESS Grant Capital Projects
  - Other Funding
  - TOTAL FUNDRAISING INCOME
- EXPENSES:
  - Professional Fees & Consulting
  - Rent Expense
  - Salaries, Wages, & Training
  - Other Admin Expenses
  - Total Administrative
  - Total Management Fee
  - Total Maintenance
  - Total Utilities
  - Total Taxes
  - Total Program Expenses
  - Total Operating Expenses
  - Net Income Before Dep & Amort
  - Total Depreciation & Amortization
  - Net Income

**Active Entity:** PDA Reporting-Admin/Fundraising/Helping, IDEA Space Other (98.6 Legal Holdings), Properties, Property Help, Senior Services
## Balance Sheet (With Period Change)

Period = Jan 2017-Mar 2017  
Book = Accrual ; Tree = .fc_bs  
PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),Properties,Property Mgmt,Senior Services;

<table>
<thead>
<tr>
<th>Balance</th>
<th>Current Period</th>
<th>Beginning Balance</th>
<th>Net Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CURRENT ASSETS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CASH &amp; CASH EQUIVALENTS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unrestricted Funds</td>
<td>2,380,491</td>
<td>2,362,462</td>
<td>18,029</td>
</tr>
<tr>
<td>Restricted Funds</td>
<td>2,626,106</td>
<td>2,626,410</td>
<td>-305</td>
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<tr>
<td>Bond Funds</td>
<td>3,620,546</td>
<td>3,423,244</td>
<td>197,302</td>
</tr>
<tr>
<td>TOTAL CASH &amp; CASH EQUIVALENTS</td>
<td>8,627,142</td>
<td>8,412,116</td>
<td>215,026</td>
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<tr>
<td>ACCOUNTS RECEIVABLE</td>
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<td></td>
</tr>
<tr>
<td>Accounts Receivable - Net</td>
<td>2,420,151</td>
<td>2,686,400</td>
<td>-266,250</td>
</tr>
<tr>
<td>TOTAL ACCOUNTS RECEIVABLE</td>
<td>2,420,151</td>
<td>2,686,400</td>
<td>-266,250</td>
</tr>
<tr>
<td>OTHER RECEIVABLES</td>
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<tr>
<td>Note Receivable</td>
<td>7,556,230</td>
<td>7,550,430</td>
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<td>Other Receivables</td>
<td>86,292</td>
<td>104,635</td>
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<td>TOTAL OTHER RECEIVABLES</td>
<td>7,642,522</td>
<td>7,655,066</td>
<td>-12,544</td>
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<tr>
<td>DEPOSITS &amp; PREPAIDS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid Insurance</td>
<td>28,719</td>
<td>17,736</td>
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<td>Prepaid Expenses &amp; Deposits</td>
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<td>51,819</td>
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<td>TOTAL DEPOSITS &amp; PREPAIDS</td>
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<td>69,555</td>
<td>11,871</td>
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<td><strong>TOTAL CURRENT ASSETS</strong></td>
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<td>18,823,137</td>
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<td><strong>LONG-TERM ASSETS</strong></td>
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<td></td>
</tr>
<tr>
<td>PROPERTY</td>
<td></td>
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<tr>
<td>Property - Net Accum. Depreciation</td>
<td>40,616,021</td>
<td>40,983,964</td>
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<td></td>
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<tr>
<td>Furniture Fixtures &amp; Equipment - Net Accum.</td>
<td>399,326</td>
<td>416,557</td>
<td>-17,231</td>
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<td>TOTAL FIXED ASSETS</td>
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<td>416,557</td>
<td>-17,231</td>
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<td><strong>TOTAL LONG-TERM ASSETS</strong></td>
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<tr>
<td>OTHER ASSETS</td>
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<td></td>
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<tr>
<td>Other Receivables</td>
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<td>4,338,134</td>
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<td>Investment in Other Entities</td>
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<td>13,288,326</td>
<td>32,471</td>
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<tr>
<td><strong>TOTAL OTHER ASSETS</strong></td>
<td>13,320,797</td>
<td>13,288,326</td>
<td>32,471</td>
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</tbody>
</table>
### Balance Sheet (With Period Change)

**Period = Jan 2017-Mar 2017**  
**Book = Accrual ; Tree = .fc_bs**

<table>
<thead>
<tr>
<th>PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH &amp; Legal Holdings),Properties,Property Mgmt,Senior Services;</th>
</tr>
</thead>
</table>

#### Balance Sheet (With Period Change)

| Total Assets | 73,107,385 | 73,511,984 | -404,599 |

#### Liabilities & Capital

#### Liabilities

##### Current Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Beginning Balance</th>
<th>Net Change</th>
<th>End Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loans Payable</td>
<td>29,900,025</td>
<td>-51,875</td>
<td>29,848,150</td>
</tr>
<tr>
<td>Bonds Payable - Net</td>
<td>4,807,617</td>
<td>-8,443</td>
<td>4,800,174</td>
</tr>
</tbody>
</table>

#### Total Current Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Current Liabilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loans Payable</td>
<td>29,900,025</td>
</tr>
<tr>
<td>Bonds Payable - Net</td>
<td>4,807,617</td>
</tr>
<tr>
<td>Total Current Liabilities</td>
<td>34,707,642</td>
</tr>
</tbody>
</table>

#### Long-Term Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Beginning Balance</th>
<th>Net Change</th>
<th>End Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loans Payable</td>
<td>29,900,025</td>
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<td>4,807,617</td>
<td>-8,443</td>
<td>4,800,174</td>
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</tbody>
</table>

#### Total Long-Term Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Total Long-Term Liabilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loans Payable</td>
<td>29,900,025</td>
</tr>
<tr>
<td>Bonds Payable - Net</td>
<td>4,807,617</td>
</tr>
<tr>
<td>Total Long-Term Liabilities</td>
<td>34,707,642</td>
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</tbody>
</table>

#### Other Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Beginning Balance</th>
<th>Net Change</th>
<th>End Balance</th>
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#### Total Other Liabilities

| Total Other Liabilities | 2,040,416 | -19,727 | 2,020,689 |

#### Total Liabilities

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<td>Total Liabilities</td>
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#### Capital

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<td>38,508</td>
<td>27,406,696</td>
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#### Total Capital

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<td>Total Capital</td>
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#### Total Liabilities & Capital

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<td>Total Liabilities &amp; Capital</td>
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Page 2 of 2
ACTION & APPROVAL ITEMS
Resolution 17-05-17-0

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY PERTAINING TO PARTICPATION IN CHARITBLE CAMPAIGN

The Executive Director is authorized to submit materials necessary to participate in the 2018 Charity Federation of the Housing Development Consortium of Seattle-King County (HDC), which will submit applications to Fall 2017 charitable campaigns, including, but not limited to:

- City of Seattle Employee Giving Program
- King County Employee Giving Program
- Washington State Combined Fund Drive

SCIDpda affirms it is willing, if requested by a charity campaign, to provide a financial report showing specific use of the charity monies.

SCIDpda affirms its policy as follows:

In carrying out its activities including hiring and program services, the SCIDpda shall not discriminate on the basis of race, color, sex, marital status, sexual orientation, political ideology, age, creed, religion, ancestry, national origin, or the presence of any sensory, mental or physical handicap.

__________________________________________  _________________
Board Chair                                  Date

__________________________________________  _________________
Board Secretary                              Date
We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, affirm the election of the following individuals to the Board for an initial 3 year term through December 31, 2019:

Jerilyn Young
Lanzi Li
Kevin Huynh
STAFF BRIEFINGS:

CITY MHA HANDOUT
INTERIM CDA ENHANCEMENTS

FALL FUNDRAISER SPONSORSHIP
Mandatory Housing Affordability (MHA) in Chinatown/International District

a program of the Housing Affordability and Livability Agenda

PLUZ Committee Briefing
April 11, 2017

What is MHA?

Creating more affordable housing through growth

- This new income- and rent-restricted housing would help our low income community members—such as seniors, artists, and working families.
Livability

- CID Framework and Implementation Plan
- Public Safety Task Force
- Hing Hay Park Expansion
- Landmark Project
- Street Concept Plans and Improvements
- One Center City
- Center City Connector
- Updated Design Review Guidelines

Context

- 2011 South Downtown Rezone

- CID and Central Area are the only two areas where there is significant economic, physical, and cultural displacement

- CID was separated from Downtown/SLU proposal in October 2016 because of area's unique conditions
Public Engagement

- Part of Comprehensive Downtown/SLU outreach
- We hosted two open houses and attended 15 meetings where the community already meets (4 in CID specifically).
- What we heard:
  - Broad support for basic concept
  - Desire for more market-rate and affordable housing in CID
  - Preference for taller rather than wider buildings
  - Concern about historic areas
- How it changed the proposal:
  - Extra capacity changed from extra width to extra height
  - Historic Districts exempted

Areas where MHA would apply
Additional Capacity

Varies by Zone

- Commercial: Additional 0.5 to 1.0 FAR
- Residential Towers: Additional Height

<table>
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<tr>
<th>Zones</th>
<th>Capacity Increase</th>
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<tr>
<td>Zones with heights of 85 feet or less</td>
<td>10 feet</td>
</tr>
<tr>
<td>Zones with heights of 150 or feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Zones with heights of 240 feet</td>
<td>30 feet</td>
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</table>

- Increasing minimum tower floor plate from 8,000 to 8,800 where applicable
- In Little Saigon, base height was increased by 10 feet

DMR/C 65/65-150 Residential

Height limit increase allows 2 additional stories
MHA requirements

Requirements vary:

<table>
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<tr>
<th></th>
<th>Payment</th>
<th>Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential uses</td>
<td>$20.75</td>
<td>7.0%</td>
</tr>
<tr>
<td>Commercial in zones with heights more than 85 feet</td>
<td>$20.75</td>
<td>7.0%</td>
</tr>
<tr>
<td>Commercial in zones with heights less than 85 feet</td>
<td>$8.00</td>
<td>5.0%</td>
</tr>
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</table>

Estimated to result in 150 affordable housing units over 10 years

Incentive Zoning

In addition to affordable housing, to reach the maximum heights projects must:
- Acquire TDR from open space, landmarks,
- Provide Privately Owned Public Space (POPS); or
- Provide green street improvements

Commercial properties also contribute to childcare
MHA Payment and Performance Examples

<table>
<thead>
<tr>
<th>Project example</th>
<th>Requirement</th>
<th>Performance outcome</th>
<th>Payment outcome</th>
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<tbody>
<tr>
<td>12-story commercial tower</td>
<td>7.0% or $20.75 per sq. ft. + Incentive Zoning</td>
<td>16 affordable homes</td>
<td>47 affordable homes ($4.1M)</td>
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<tr>
<td>- IDM 165/85-170</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Half block</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 200,000 gross residential square feet</td>
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<td></td>
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<tr>
<td>17-story residential tower</td>
<td>7.0% or $20.75 per sq. ft. + Incentive Zoning</td>
<td>28 affordable homes</td>
<td>93 affordable homes ($8.3M)</td>
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<tr>
<td>- DMR/C 75/75-170</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Third of a block</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 400 total homes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 400,000 gross residential square feet</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Displacement

- Creating new affordable housing choices is a critical anti-displacement strategy:
  - Proposal will result in estimated 150 new income- and rent-restricted homes over the next 10 years. These affordable homes will help support low-income residents across the city.

- The proposal will not substantially change likelihood of direct displacement:
  - Scale of proposed additional capacity is not expected to significantly change the likelihood that parcels will redevelop.
  - Analysis identified only 4 residential units in buildings that were candidates for redevelopment.
  - National Historic Register District is exempt.
Use of Payment Revenue

Locational Goals

• Furthering fair housing choice
• Locating in urban centers and villages
• Locating near transit
• Promoting economic opportunity and addressing displacement
• Locating near developments that generate cash contributions

Payment can help fund units at deeper level of affordability

6,000 new affordable homes
Enhancing the MHA legislation: Creating a thriving community and limiting displacement

ICDA will advocate for changes to the proposed legislation related to the Mandatory Housing Affordability requirements (MHA) for the Chinatown/International District community. ICDA fully supports inclusionary housing requirements for new developments, as we have done so for at least the last 20 years. MHA is an important legislative tool, as this legislation will partially help ameliorate the affordable housing crisis Seattle is facing.

Upon reflecting on our community’s immediate and impending needs, ICDA believes that the proposed MHA legislation does not go far enough in protecting our residents, small businesses, and social connections that exist in our neighborhood. ICDA is deeply concerned that the present real estate market and development trends will uproot the social fabric that uniquely comprises our community. In consideration that the City has turned their attention to this community with the MHA legislation, ICDA believes this is the best time to address multiple concerns that is impacting our community.

During 2006-2011, ICDA partnered with community stakeholders to work with the City on legislative changes to our land use codes. ICDA felt that the City did not sufficiently address a variety of issues in the legislation that was passed. We feel that the current MHA legislation is an opportunity to address these issues. Consequently, ICDA is rooting our core principles around the work that we conducted seven years ago with our community partners.

Many of the issues that we face today were issues that were facing the community 7-10 years ago. However, we are currently facing development pressures that far exceed what we saw a decade ago. The following are the principles that we will embrace as we move forward:

Principles
We must utilize various tools in creating a thriving community, while limiting displacement. Most importantly, we must create a process that uses a social equity lens, where current residents, business owners, and community stakeholders have a stronger voice in determining their future. The ability to thrive in place will ultimately require a shared, new understanding between the community and policy makers of how to get there, centered around these core principles:

1. Preservation of a Whole Community: Preservation of the ID requires stabilizing three components of social cohesion – people, locally-serving businesses, and cultural institutions.
2. Balanced Development: We can welcome new people and businesses, but new, market-priced spaces and homes must be balanced with deep affordability for our residents and businesses.
3. Public Spaces Matter: The public realm – including open space, gardens, community meeting spaces, and public institutions – must be maintained and grow.

Goals/Outcomes
Over the next 10 years, we propose the following goals and outcomes to help our community, its public partners, and private stakeholders to ensure long-term stability of the ID:

1. Stabilize community members who have no place to go if displaced.
2. Preserve the current proportion of commercial space that is affordable to small, community-serving, and community-owned businesses.
3. Preserve the current proportion of housing units that serve households below 50% and 30% AMI.
4. Resources should support community controlled and inspired projects and private stakeholders should work closely with community stakeholders to create community benefits that enhance the livability of the neighborhood.
Policy Proposals for ID Rezone & Community Self-Determination

While many tools and policies are needed to achieve our agenda, the City proposed rezone of the ID is an opportunity to align the zoning code with a community vision for thriving in place. The ID community proposed many ideas during the last rezone that should be revisited. As part of the proposed rezone, the following proposals would advance our principles and goals/outcomes.

1. **Increase production and deepen affordability of MHA**: MHA will play an important role in maintaining affordability. But the current proposal for 7% affordability at 60% AMI is not enough to create balanced development and meet the needs of the ID community. We propose the following requirements instead:
   a. 10% of all units produced be affordable at 30% AMI or below
   b. 5% of all units produced be affordable at 30-50% AMI
   c. Maintain and strengthen low-income TDR housing program
   d. Eliminate setback requirements and LS large lot/mid-block requirements for low-income housing.
      i. Work with the Little Saigon urban design process on design considerations.

2. **Ensure new commercial space meets needs of small ID businesses**: Existing ID businesses cannot afford the typical commercial space created by new construction. Zoning requirements could remove barriers for small, community-serving retailers and restaurants, including:
   a. Create a max size for first floor retail that aligns with existing small business footprints.
      i. Grocery store exemption.
   b. Require frequent storefront entrances that match the spacing and character of existing small ID businesses.
   c. Utilize the Little Saigon urban design plan to help frame design criteria for the Little Saigon neighborhood.

3. **Increase the scope, role and representation of the ISRD**: The ISRD was created to preserve the character of the ID, led by community participants. Enhancing the ISRD for community self-determination could include:
   a. Expand the ISRD boundaries to include Little Saigon and the remainder of the neighborhood west of I-5.
   b. Restructure the board to better represent this community that includes more low-income stakeholders, elders, youth, and family associations.
   c. Administrative review for small modifications and other minor proposals, enabling the Board to concentrate on uses and more pertinent design decisions.
   d. Make more kinds of land uses conditional on ISRD approval, such as pharmacies, grocery stores, office, and retail.
      i. Regulate retail chains – must meet a standard that is culturally appropriate for the neighborhood (can look at the SF Formula Business Ordinance)

4. **Maximize retention of residents and businesses displaced by new development within the ID**: 
   a. Increase relocation assistance to help displaced residents and businesses stay in the ID.
   b. Create a “displacement voucher” for residents forced to leave.
   c. Require a minimum proportion of MHA units to be built on-site.
   d. Set a higher MHA requirement for buildings to be redeveloped in which the majority of residents have historically been at below 50% AMI.
   e. Stabilization fund – $10 per sf (SOMA in SF is $14 per sf)
      i. Funds shall be used for affordable housing, community asset building, small business assistance, eviction prevention, employment development, community cohesion, economic development and civic participation.
5. **Prioritize local organizations and institutions to lead development:**
   a. Encourage private developers to partner with local organizations on finding and supporting local business tenants, and creating community spaces.
   b. **Ensure cross-cultural competent, community based organizations** have the first opportunity to receive City resources to lead development.

6. **Enhance the public realm**
   a. Open space/public arts/streetscape impact fee $5 per sf of development cost.
      i. Fully exempted if housing is for 60% or below median income and is committed for 50 years.
      ii. May be partially exempted if building has community supporting uses such as a cultural facility (example – Wing Luke)
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<thead>
<tr>
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<th>2015</th>
<th>2016</th>
<th>2017 Projected</th>
<th>2017 Actual</th>
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