MEMORANDUM

May 25, 2017

TO: Commissioner Cecilia Chung, Chair
Members of the Health Commission Finance and Planning Committee

THROUGH: Barbara Garcia, Director of Public Health Department

FROM: Michelle Ruggels

RE: Summary of Proposition I Request for Central City Behavioral Health Services

The purpose of this memo is to provide you with an overview of the attached documents, pertaining to a Proposition I hearing scheduled for the June 6, 2017 Health Commission meeting. This hearing pertains to the relocation of the Department of Public Health (DPH), Behavioral Health Services (BHS) clinic, Central City Behavioral Health Services, from its current location at 90 Van Ness to its proposed new location at 1563 Mission. This hearing is in compliance with Citywide legislation, adopted in June 1998, and DPH’s subsequent Good Neighbor Policy, allowing interested citizens to bring concerns regarding City funded projects involving new construction, a change in use, or a significant expansion of an existing use at a specific location to the Health Commission.

As detailed in the attached documents, the BHS Central City Behavioral Health Services clinic is proposing to relocate its program to the first floor of a building owned by Health Right 360 (HR360), a DPH contracted agency located at 1563 Mission Street. This building is in its final stages of reconstruction and will house HR360’s primary care, dental and behavioral health clinics.

The Central City Behavioral Health Services program is a civil service clinic serving approximately 275 older adults annually. The proposed relocation would enable the clinic to continue to serve its clients located in the City’s central neighborhoods. The clinic’s current location at 90 Van Ness is in a City-owned building, which the City is in the process of selling.

In compliance with DPH’s Good Neighbor policy requirements, DPH completed the required posting, and hosted the required community meeting on May 10, 2017. A total of 14 community members attended. There was voiced support of the proposed relocation to the new site with general questions about parking and safety, which were responded to by HR360 and Central City. A summary sheet and minutes of the meeting are attached.
SUMMARY OF REQUEST FOR SITE APPROVAL TO THE HEALTH COMMISSION

<table>
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<tr>
<th>Contractor</th>
<th>DPH Civil Service</th>
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<tr>
<td>Program(s)</td>
<td>Central City Behavioral Health Services</td>
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<tr>
<td>Contractor Contact</td>
<td>Tomiko Eya (415) 558-5907</td>
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<tr>
<td>Business Office of Contract Compliance (BOCC) Manager</td>
<td>BOCC Director Debra Solomon (415) 255-3471</td>
</tr>
</tbody>
</table>

Request for approval to relocate the civil service program Central City Behavioral Health Services to 1563 Mission Street per Chapter 79 of the San Francisco Administrative Code, the Citizens’ Right-to-Know Act of 1998, also referred to as “Prop. I”.

About:

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<thead>
<tr>
<th>Location (Address)</th>
<th>Current</th>
<th>Change</th>
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<tr>
<td>90 Van Ness Avenue</td>
<td>4600 sq. feet</td>
<td>2300 sq. feet</td>
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<td>Monday–Friday, 8:30am–5:00pm</td>
<td>Monday–Friday, 8:30am–5:00pm</td>
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Reason for Prop I: Central City Behavioral Health Services is proposing to move its existing services from 90 Van Ness Avenue to 1563 Mission Street. The City & County of San Francisco plans to sell the building at 90 Van Ness within the next two years, and the building will be razed. The new location, 1563 Mission Street, is just two blocks from the current clinic, located on the first floor of a building owned by Health Right 360 (HR360), a DPH contractor. Please note that the 2,300 square feet represents the usable space negotiated in the lease. At the new site, the usable 2,300 square footage excludes common shared space such as lobbies, restrooms, stairwells, storage rooms, and shared hallways. The 2,300 square feet represents the dedicated rentable space for DPH. The 4,600 square feet in the old location represents the total amount of space (including conference room, exam room, and restrooms). The new location will offer the clinic and clients access to shared conference room, kitchen, restrooms and additional amenities in the newly constructed space. Due to this, the spaces are closely comparable.

Zoning: Service ok at this site. The new site will be compliant with the Americans with Disabilities Act upon completion of the building improvements.

Sign Posting: April 27, 2017

Community Meetings: The community meeting was held on May 10, 2017 and 14 community members attended. See attached minutes of the meeting. Per procedure, if less than 10 individuals attend the first community meeting, or if there are a significant number of unanswered questions, then a second community meeting is scheduled. This was not necessary for this Proposition I approval process.

Recommendation: The Department of Public Health recommends the relocation of Central City Behavioral Health Services’ programming to 1563 Mission Street.
PROPOSITION I. & COMMUNITY MEETING INFORMATION

May 10, 2017 – Relocation of Central City Behavioral Health Services

Community Meeting Agenda

Thank you for joining the Department of Public Health (DPH) at this Community Meeting as part of Proposition I. DPH would like to formally state its support for this project, as it serves to meet the mission of DPH, which is to protect and promote the health of all San Franciscans.

A. **Sign-in – All attendees to sign-in**

B. **Introductions – Craig Wenzl, Business Office of Contract Compliance, SFDPH**

Dr. Vitka Eisen, CEO of HealthRIGHT 360
Tomiko Eya, Program Director of Central City Behavioral Health Services
Tom Mesa, Deputy Director, Business Office of Contract Compliance, SFDPH
Jerna Reyes, Compliance Manager, Business Office of Contract Compliance, SFDPH

C. **About Prop I. & Community Meeting(s) – Craig Wenzl will present**

1. *What is Proposition I.?*
Proposition I., also known as the *Citizens’ Right-to-Know Act of 1998*, is intended to do the following:
   - Allow citizens the right to know about proposed city government projects that are paid for with taxpayer dollars.
   - Require that City projects subject to this Act not be implemented until adequate notice has been provided to the public prior to project approval.
   - To allow the public the opportunity to have a meaningful voice prior to the project approval.
   - To require formal notice requirements to enable interested citizens to bring their concerns to the attention of City department(s) before final funding and project approval is granted.
   - To allow neighborhoods and project sponsors the opportunity to make sure City projects meet the needs of the neighborhoods in which the projects are to be located.

2. *What is the purpose of the Community Meetings?*
   The purpose of the Community Meetings is to provide citizens with the opportunity to:
   - Learn about the project;
   - Ask questions and receive answers; and
   - Meet the project provider.

3. *What are City departments required to do to comply with Prop I.?*
   To comply, the funding City department must:
   - Post a sign on the property project will be located at least 15 days prior to approval of a new or expanded project or different site;
   - Keep the sign posted through the date of approval;
   - Place the sign in a clearly visible place;
• Provide the funding department’s approving board/commission; the date of approval and the procedure for obtaining additional information or submitting comments.

4. What has DPH done to comply with Prop I?
DPH has done the following:
• Posted signs in accordance with Prop I. on April 27, 2017.
• Is holding a Community Meeting on May 10, 2017 to provide information and an opportunity for public comment.

D. The Project – Dr. Vitka Eisen will present information on HealthRIGHT 360
1. Why is this project needed?
In 2014 HealthRIGHT 360 purchased a 50,000 square foot 5-story building in “the Hub” neighborhood of San Francisco to integrate primary medical care, substance use disorder treatment, mental health services, and resource/re-entry services (housing, employment and education) into one easily-accessed center for clients with multiple healthcare needs. Many of their San Francisco clients have intersecting healthcare issues resulting from years of homelessness, poverty, addiction, incarceration, mental health issues and untreated primary medical needs, and require intensive, multifaceted and integrated treatment. In order to remove barriers to treatment for the at-risk consumer, they are implementing a fully integrated healthcare service delivery model where referrals and treatment happen seamlessly and all services are an elevator ride away. Four of the five floors will be used exclusively for patient healthcare in all its forms (including new services such as dentistry and a pharmacy), with one floor allocated as corporate headquarters and administrative offices.

Dr. Eisen welcomes Central City Behavioral Health Services as part of this project to be located on the first floor.

2. Why is this project being moved/expanded?
HealthRIGHT 360’s healthcare and outpatient services are decentralized in several nondescript landlord-owned buildings. The rental structures are outdated and inefficient and no longer meet the space, technology, and personnel needs of a thriving organization.

E. The Project – Tomiko Eya will present information of Central City Behavioral Health Services
1. Why is this project needed?
Central City Behavioral Health Services is a specialty behavioral health clinic that serves older adults over 60 with moderate to severe mental health issues, who live in the Tenderloin and South of Market. The program provides whole person assessment, psychiatric evaluation, medication support, strength-based counseling, case management and advocacy, and home visits to single room occupancy (SRO) hotels. They provide mental health services to a vulnerable population, who are depressed, isolated, and reside in unsafe housing or are homeless. They support their clients to live as independently as possible and to learn to cope with stress and difficulty.

2. Why is this project being moved/expanded?
Central City Behavioral Health Services is currently located at 90 Van Ness Avenue. The City & County of San Francisco plans to sell the building within the next two years, and the building will be razed. The new location, 1563 Mission Street, is just two blocks from the current clinic.

Question & Answer – Citizens may ask questions of DPH and project representatives.
Proposition I Community Meeting Minutes  
Central City Behavioral Health Services  
1563 Mission Street  
5/10/2017  
5:00pm

• The meeting was called to order at 5:10pm by Craig Wenzl from DPH’s Business Office Contract Compliance (BOCC). He handed out the meeting agenda and reminded attendees to sign in. He introduced BOCC, Vitka Eisen of HealthRight 360 (HR 360), and Tomiko Eya of Central City Behavioral Health Services. He then provided an overview of Prop I, explained the purpose of the meeting, and expressed the support of the Department for this project. Tom Mesa from BOCC provided information regarding the Health Commission meeting and project approval process. Craig Wenzl turned the floor over to Vitka Eisen, CEO of HealthRight 360, to provide a presentation of the details of the project.

• Vitka Eisen provided a presentation on the proposed relocation of HR 360 from 1735 to 1563 Mission Street. 1563 Mission Street was purchased in 2014 by HR 360 with the essential goal of providing better services to the community by creating one integrated healthcare venue where homelessness, poverty, addiction, incarceration, mental health issues, and untreated primary medical and dental care needs can be addressed. A fully-integrated healthcare services model in one site will be implemented in order to remove barriers to treatment. Oral health treatment would be a great benefit to the patient population.

• Craig Wenzl turned the floor over to Tomiko Eya, Program Director of Central City, to provide a presentation of the details of the project.

• Tomiko Eya provided a presentation on the proposed relocation of Central City, a specialty civil service program for older adults 60 years old and over, from 90 Van Ness to 1563 Mission Street. The program’s client population are vulnerable, often with depression, are isolated, and reside in unsafe housing or are homeless. The program’s catchment area includes the Tenderloin and South of Market. Central City provides services including assessment, psychiatric evaluation, medication support, strength-based counseling, and case management and advocacy. Primary care is also provided in partnership with Curry Senior Health Center. The program has the capacity to provide home visits to clients in single room occupancy (SRO) hotels. The move is proposed as the City and County of San Francisco plans to sell the building where the program is currently located within the next 2 years. The new location is only two blocks from the current location and would enable long-term clients to continue to receive services in the same neighborhood that they are accustomed to and live close to. Staff will be
posted at 90 Van Ness during and after the move to assist the clients and the public during the transition period.

- The meeting was opened to the attendees to ask questions. A community advocate inquired about logistics for the clients going to the programs. Vitka Eisen reported that white curb passenger zones would be assigned to the facility and that the bus stop in the front of the building will be reinstated when all the construction is finished, including a bus shelter. The community advocate then inquired about safety issues in the building. Vitka Eisen reported that safety monitors will be on duty during all clinic hours, cameras will be installed throughout key areas in the building, and keycard access is needed for the inner structure beyond the lobby.

- A community member requested introductions of all attendees and this was done.

- Craig Wenzl asked if there were any more questions and determining that there were none, thanked everyone for attending the meeting and reiterated the Department’s support for this project. Mr. Wenzl thanked HR360 for their hospitality and having light refreshments available. There was voiced support from the audience. The Health Commission meeting to determine approval of the project will be on June 6, 2017 at 3pm. Contact information for Craig Wenzl and Tom Mesa were given out so that the public can call if they have other questions or comments at a later time.

- The meeting was adjourned at 5:49pm.
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<tr>
<td>Denise Williams</td>
<td></td>
<td>(415) 740-2211</td>
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<td>Jenna Reyes</td>
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<td>Sandra Duenas</td>
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<td>415-748-7313</td>
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<td>Michelle Sedam</td>
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<td>415-341-5102</td>
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<td>Valerie Eison</td>
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<td>Ana Valdes</td>
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<td>Trisha Walsh</td>
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<td>Amy Lesser</td>
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<td>Tony Sway</td>
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<td>Gene Nakajima</td>
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<td>415-332-4000</td>
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<td>Valerie Hill</td>
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<td>Natalie Kow</td>
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<td>558-5920</td>
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<td>S. Kilby</td>
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NOTICE OF INTENT TO APPROVE A CITY PROJECT AT THIS LOCATION
The Finance Committee & Health Commission will consider HealthRIGHT 360 and Central City Behavioral Health Services relocation.

The Finance Committee & Health Commission Meeting will be held at 101 Grove Street on Tuesday, June 6, 2017 at 3:00pm.

For further information or to submit comments, contact: Tom Mesa | Business Office of Contract Compliance | SFDPH (415) 255-3749 | tom.mesa@sfph.org

NOTICE OF COMMUNITY MEETING to discuss the new location for use by HealthRIGHT 360 and Central City Behavioral Health Services on Wednesday, May 10, 2017 at 5:00pm located at 1563 Mission Street.

These Department of Public Health funded programs will be located at 1563 Mission Street.

For further information or to submit comments, contact: Tom Mesa | Business Office of Contract Compliance | SFDPH (415) 255-3749 | tmesa@sfph.org
PUBLIC TRANSPORTATION SERVING 1563 MISSION STREET

MUNI:  Buses 9, 9R, 14, 14R, 47, 49; F Street Car

MUNI METRO:  J, K, L, M, N, T

BART (five blocks distant)