



Edwin M. Lee,  
Mayor

Michelle Ruggels,  
Director of DPH Business Office

**MEMORANDUM**

December 23, 2016

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

THROUGH: Barbara Garcia, Director, Department of Public Health

FROM: Michelle Ruggels

**RE: Summary of Proposition I Request for A Better Way**

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 January 3, 2017 Health Commission meeting. This hearing pertains to the creation of a relocation for the DPH Contractor, A Better Way Inc., specifically for its children and youth programs, from the existing location at 1663 Mission Street to the proposed new location at 2017 Mission Street. 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 noted in the attached documents, A Better Way is proposing to relocate its services to 2017 Mission Street as its new location. This move is necessitated because the rent at the existing location has become too expensive.

A Better Way received \$1.9 million in contractual funding from DPH in fiscal year 16-17.

DPH and A Better Way completed the required posting requirements, and hosted the required community meeting on December 13, 2016. A total of 14 community members attended. There was voiced support of the proposed relocation to the new site. DPH received one phone call from a community member who is a tenant in the building inquiring regarding the nature of the services to be provided; he was not raising an objection but wanted to understand how the daily operations work and he was referred to Ms. Ann Chu at A Better Way who is the Program Director. A summary sheet and minutes of the meeting are attached.

## SUMMARY OF REQUEST FOR SITE APPROVAL TO THE HEALTH COMMISSION

<b>Contractor</b>	A Better Way	<b>DPH Division/Section</b>	Behavioral Health Services - Children, Youth & Families
<b>Program(s)</b>	Therapeutic Visitation Services, Mental Health Outpatient Services, and Early Childhood Mental Health Programs	<b>System of Care Director</b>	Kenneth Epstein (415) 255-3439
		<b>Business Office of Contract Compliance (BOCC) Manager</b>	Tom Mesa (415) 255-3749
<b>Contractor Contact</b>	Shahnaz Mazandarani (510) 601-0203 ext. 321	<b>BOCC Director</b>	Debra Solomon (415) 255-3471

**Request for site approval for DPH contractor, A Better Way, to relocate its Therapeutic Visitation Services, Mental Health Outpatient Services, and Early Childhood Mental Health Programs to 2017 Mission Street, per requirement of Chapter 79 of the San Francisco Administrative Code, the Citizens' Right-to-Know Act of 1998, also referred to as "Prop. I".**

### About:

	<b>Current</b>	<b>Change</b>
Location (Address)	1663 Mission Street, 94103	2017 Mission Street, 94110
Square Footage	6,784 sq. feet	9,000 sq. feet
Hours of Operation	9:00 – 5:00 Monday-Friday, or by appointment	9:00 – 5:00 Monday-Friday, or by appointment

### Reason for Prop I:

A Better Way is moving from its existing offices at 1663 Mission Street to 2017 Mission Street, San Francisco. Their lease ended October 31, 2016 and they are currently on a month to month lease until January 15, 2017. The reason for their move is because the rent in San Francisco keeps rising, and it will be too heavy of a burden for them to stay at 1663 Mission Street. They have found a great opportunity to move to a building that has 2,300 more square footage with a lower rate of rent. The new location will allow them to expand their services. Another advantage is that their new office is directly across from the BART Station which is great for staff and clients, as a majority of them are families and children that are involved with the foster care system.

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

**Sign Posting:** December 9, 2016

**Community Meetings:** The community meeting was held on December 13, 2016, 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 request.

**Recommendation:** The Department of Public Health recommends the relocation of A Better Way's programming to 2017 Mission Street.

## PROPOSITION I. & COMMUNITY MEETING INFORMATION

### 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 – Tom Mesa and Anita Inman**

#### **C. About Prop I. & Community Meeting(s) – Tom Mesa 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 [the funding] 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 December 9, 2016.

- Held/will hold a Community Meeting on December 13, 2016 to provide for an opportunity for public comment.

**D. The Project – Tom Mesa and Anita Inman will present**

**1. Why is this project needed?**

A Better Way's mental health programs offer collaborative and strengths-based services to Medi-Cal eligible children and youth ages 0-21 and their families. Therapeutic Visitation aims to support families to meet their goals towards successful reunification by enhancing positive caregiving and healthy relationships. Outpatient Mental Health provides services to address the needs of children and youth in foster care by facilitating healing and building healthy relationships with caregivers and other natural supports. Early Childhood Mental Health Program focuses on strengthening the caregiving system to meet the developmental and socio-emotional needs of infants and young children. A Better Way's services may be provided at the clinic, home, or other community-based locations.

**2. Why is this project being moved/expanded?**

A Better Way is moving from its existing offices at 1663 Mission Street to 2017 Mission Street, San Francisco. Their lease ended October 31, 2016 and they are currently on a month to month lease until January 15, 2017. The reason for their move is because the rent in San Francisco keeps rising, and it will be too heavy of a burden for them to stay at 1663 Mission Street. They have found a great opportunity to move to a building that has 2,300 more square footage with a lower rate of rent. The new location will allow them to expand their services. Another advantage is that their new office is directly across from the BART Station which is great for staff and clients, as a majority of them are families and children that are involved with the foster care system.

**E. Question & Answer – Citizens may ask questions of DPH and project representatives**

## A Better Way – Prop I Community Meeting Minutes

December 13, 2016 at 2:00pm

- The meeting was called to order at 2:15pm. Tom Mesa from DPH's Business Office of Contract Compliance provided an overview of Prop I and expressed the support of the Department for this project. He then introduced Anita Inman, the Facilities Manager, to provide a presentation of the details of the project.
- Anita Inman presented on the proposed relocation of A Better Way's programs. The programs are relocating from 1663 Mission Street, Suite 460, 94103 to 2017 Mission Street, 2<sup>nd</sup> floor, 94110. The new location is down the street from the old location and is a larger space. It will offer more visitation rooms, open space, and cubicles. The new location will be wheelchair accessible and there will be a security guard on-site.
- The program stated that there will be no congestion on the sidewalk/street because the security guard is posted at the front door and can assist client families entering for services. The program provides most of its services at homes of families, including homes of foster children, and at schools.
- Operating hours will be 8:00am–6:00pm Monday – Friday. Saturday by appointment.
- A Better Way's mental health programs offer collaborative and strengths-based services to Medi-Cal eligible children and youth ages 0-21 and their families.
- The meeting was opened to the audience to ask questions. The only question was related to the actual date of move. The program responded that January 14<sup>th</sup> has been scheduled as a moving date.
- 14 community members attended.
- The meeting was adjourned at 3:00pm.

Meeting  
Date(s)

December 13, 2016

Name - Please print

Signature

Phone Number -  
Optional

Email - Optional

Sinem Villanet



Tessa Pickens



Rachel Clee



Lodie Tunica



Luis Rivera



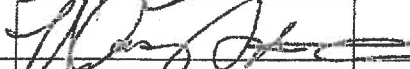
Jason Zuchowski



Patricia Souto



Mary Jefferson



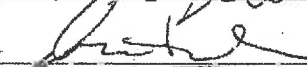
Melissa Tomson



Lester Ozello



Antia Tamm



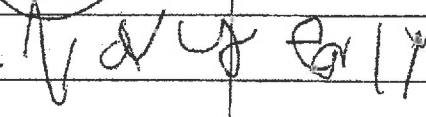
Nicole Brown



LoShanda La



Abiyeli Sandarol



2017

**NOTICE OF INTENT TO APPROVE A  
CITY PROJECT AT THE EDUCATION**

The Finance Committee & Health

Commission will consider

**A BETTER WAY**

relocation

at

The Finance Committee & Health

Commission Meeting which will be

held at 101 Grove Street

on

Tuesday, January 3<sup>rd</sup> at 2:00pm

For further information or to submit  
comments, contact Tom Mesa

Business Office of Contract Compliance

SFDPH

(415) 255-3749 or

Tom.Mesa@sfdph.org

# 2017

NOTICE OF INTENT TO APPROVE A  
CITY STREET CLOSURE LOCATION  
The Finance Committee & Board  
Consent to consider  
A BETTER WAY  
Resolution

The Finance Committee & Board  
Consent to consider which will be  
held on 1/11/17

Friday, January 11th at 2:00pm

For further information or to submit  
comments, please contact Tom Weiss  
Executive Office of Council Operations  
1000

4780 155 15th St  
Tom.Weiss@cityofdenver.org

**Public Transportation Serving 2017 Mission Street**

**MUNI Buses 14, 14R, 49, 22, 33, 55**

**BART**

Google Maps

1663 Mission Street to 2017 Mission St, 11:37 AM - 11:43 AM (6 min)  
San Francisco, CA 94110



11:37 AM—11:43 AM

6 min

14 49

11:40 AM from 150 Otis St

\$2.25 3 min every 5 min

via Mission St

10 min

0.5 mile



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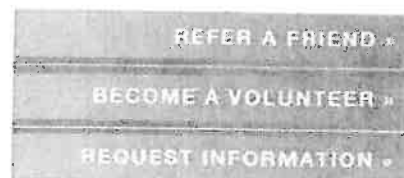
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- ☒ Training
- ☒ Foster-Adoption Services
- ☒ Parent Advocacy

Children, youth and families emerge stronger, more resilient and better equipped to lead fulfilling lives in the context of permanent, loving relationships.



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## Testimonial

“ I work at A Better Way because it is a place where I can do my passion work and integrate creativity, grow clinically, and feel

## News & Events

## Message from the CEO

“ Welcome to A Better Way! Our home is in Berkeley, California where we launched in 1996 to provide the highest quality services to children in, or at risk of entering, foster care

appreciated. I feel like this is truly a unique place to work.

— A Better Way Clinician



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and their families with the goal of establishing loving and lasting relationships. We now cover most major Bay Area counties.

We invite you to become part of our community and help us make a difference in helping families heal in their journey to strengthen their social, emotional, educational and economic well-being. Please contact us if you would like to find out more. Thanks for visiting our website. Please visit often!

— Shahnaz Mazandarani, President & CEO



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