

**HEALTH COMMISSION
RESOLUTION NO. 14-17**

RECOMMENDING THAT THE HEALTH CARE SERVICES MASTER PLAN CONSISTENCY DETERMINATION FOR JEWISH HOME’S PROPOSED PROJECT BE CONSIDERED CONSISTENT AND RECOMMENDED FOR INCENTIVES

WHEREAS, San Francisco Ordinance No. 300-10 required the creation of a Health Care Services Master Plan (HCSMP) intended to identify the current and projected needs for – and locations of – health care services within San Francisco while setting forth recommendations on how to achieve and maintain an appropriate distribution of health care services with a focus on access; and

WHEREAS, The HCSMP, adopted by the Board of Supervisors and enacted December 17, 2013, requires that certain land use projects that fall under the Medical Use sections of the Planning Code and meet certain size thresholds be compared for consistency against the HCSMP; and

WHEREAS, On October 17, 2014, Jewish Home submitted a HCSMP Consistency Determination Application for their proposed project, which includes changes to their existing acute psychiatric and skilled nursing services, and the addition of a new community-based service hub, called The Square, that will provide support for a wide range of older adults and their caregivers; and

WHEREAS, SFDPH reviewed the Consistency Determination and determined that Jewish Home’s proposed project addresses the following HCSMP recommendations and/or guidelines:

HCSMP Guideline	Jewish Home’s Proposed Project
<p><u>Guideline 3.1.2:</u> Increase the availability and accessibility of culturally competent primary care among vulnerable subpopulations including but not limited to Medi-Cal beneficiaries, uninsured residents, limited English speakers, and populations with documented high rates of health disparities.</p>	<p>Jewish Home currently provides primary care services to a vulnerable, low-income, and aging population. The proposed expansion of services at Jewish Home will increase the availability of primary care services for seniors in San Francisco.</p> <p>Jewish Home provides 5,000 primary care visits annually both at bedside and in their existing clinic space, using between 12 and 15 primary care providers. Jewish Home will expand primary care services using their existing underutilized clinic space. Primary care will be expanded to serve members of The Square and residents in the new assisted living and memory care centers. They anticipate offering close to 7,000 primary care appointments annually. The Square will add four physicians and one nurse practitioner for primary care services.</p> <p>Jewish Home cares for a largely older adult, low-income, limited English speaking population. Specifically, 77 percent of Jewish Home’s residents are between the ages of 76 and 100, and 95 percent of Jewish Home’s long-term care residents are low-income, Medi-Cal beneficiaries.</p> <p>Approximately 43 percent of Jewish Home’s residents speak Russian as their primary language. Jewish Home has over 80 employees who are designated as capable translators to the elderly. If a specific translator is not available when needed, Jewish Home staff use a language telephone company, a communications board which visually displays the basic 24 ADL’s, and family members to communicate with patients.</p>

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<p><u>Guideline 3.1.6:</u> Increase the availability and accessibility of dental care among vulnerable subpopulations.</p>	<p>Jewish Home's proposed project will increase dental services for the senior population.</p> <p>Jewish Home's 270 long-term care residents use an in-house dental clinic and access approximately 700 dental appointments annually. In the future, Jewish Home plans to greatly increase the use of their three-suite dental clinic for members of The Square as well as assisted living and memory care residents. Jewish Home estimates that dental services will double to 1,400 visits annually.</p>
<p><u>Guideline 3.1.10:</u> Promote projects that demonstrate the ability and commitment to deliver and facilitate access to specialty care for underserved populations.</p>	<p>Jewish Home's proposed project will continue to facilitate access to specialty care for underserved populations</p> <p>Jewish Home's 270 long-term care residents use specialty care on and off campus. In 2013, campus clinic visits totaled 3,140 and off campus visits totaled 864. Jewish Home has a van and employs a driver, providing 900 trips annually free of charge. In addition, Jewish Home contracts with an outside transportation provider for an additional 150 rides a year. In the future, Jewish Home plans to have a transportation coordinator(s) for all residents, patients and members of The Square that have transportation needs and will coordinate with Para transit, their own shuttle service, taxi, taxi alternatives, caregivers and MUNI.</p>
<p><u>Guideline 3.2.4:</u> Support expansion of community-based behavioral health services.</p>	<p>Jewish Home's proposed project will expand community-based behavioral health services for the senior population.</p> <p>Jewish Home is located in the southeast sector where fewer behavioral health services exist compared to other sectors of San Francisco. Jewish Home's long-term care residents are supported by an assigned social worker and additional behavioral health services are available to them when needed. Jewish Home's short stay rehabilitation unit utilizes two social workers that focus on transitioning patients successfully to home. Social workers handle care at home, helping to determine necessary home improvements, alternative living situations, therapies, social services, and community-based services. Jewish Home's Acute Psychiatric Unit is staffed 2 psychiatrists and serves 10 to 12 acute psychiatric patients daily.</p> <p>In addition to care for its residents, Jewish Home plans to provide new behavioral health services to members of The Square. At a minimum, a case manager will be assigned to each member of The Square. In addition, Jewish Home will employ at least one mental health professional who will be able to offer an estimated 750 appointments each year. Further, Jewish Home anticipates providing more than 650 support groups annually, facilitated by either a case manager or mental health professional.</p>

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<p><u>Guideline 3.3.2</u> Work in collaboration with the Department of Aging and Adult Services – and in alignment with the Long-Term Care Integration Plan – to promote a continuum of community-based long-term supports and services, such as home care to assist with activities of daily living, home-delivered meals, and day centers. Such services should address issues of isolation as well as seniors' basic daily needs</p>	<p>Jewish Home's proposed project promotes a continuum of community-based long-term supports and services to meet seniors' daily needs and reduce social isolation.</p> <p>Jewish Home will be using their existing underutilized resident clinic space on the first floor of their Rosenberg building for all medical services. Jewish Home will also repurpose the second floor of Rosenberg, and/or other space on site, for non-medical purposes for The Square. Those purposes may include professional services such as case management, patient advocacy, and financial planning, and other wellness services. The remainder of the space will be in and around the core of Jewish Home and all spaces will be shared with residents and patients.</p> <p>The Square is envisioned to be a place that will engage a wide range of partners to deliver a continuum of programs, services, and resources that provide older adults, families, and caregivers with the innovative age-in-place alternatives they need and demand. Utilizing approximately 30,000 plus square feet of space in a combination of existing and new buildings on the Jewish Home campus, Jewish Home will provide services for older adults under one roof: medical care and wellness programs in their existing clinic; counseling and support groups; adult day care; a café; a site-serving pharmacy; social programs, education, and entertainment; other retail offerings; and additional resources – potentially legal, case management, advocacy. It is intended to be a bustling site of service, support, and community, with the centerpiece being preventative care and care management.</p> <p>Multi-generational and non-residing seniors are just one community segment The Square will serve. Family members and caregivers will also find a support system at The Square: adult day care for their loved one, memory care and mental health services, counselors, professionals to provide advice and respite, and ease the pressures of caregiving.</p>
<p><u>Guideline 3.5.4:</u> Provide transportation options from low-income areas and areas with documented high rates of health disparities to health care facilities</p>	<p>Jewish Home will provide transportation options to its campus for Square members.</p> <p>Jewish Home has a van and employs a driver, providing 900 trips annually to and from its facility free of charge. In addition, Jewish Home contracts with an outside transportation provider for an additional 150 rides a year. Jewish Home has committed to coordinating transportation to their campus for Square members via para-transit, shuttle service, taxi, alternative taxi services and MUNI from many parts of the city, including those with low-income and documented high rates of health disparities and transportation barriers. Jewish Home is currently undertaking extensive transportation research to determine how best to meet the needs of their future residents, patients, and clients.</p>

HCSMP Guideline	Jewish Home's Proposed Project

WHEREAS, SFPDPH staff, upon review of Jewish Home's Consistency Determination Application, recommended to the Health Commission a finding of "Consistent and Recommended for Incentives"; now

THEREFORE BE IT RESOLVED, That the San Francisco Health Commission commends Jewish Home's efforts to address the health and wellness needs of San Francisco's older adult population; and be it

FURTHER RESOLVED, That Jewish Home has demonstrated a long history of providing health and behavioral health services to San Francisco's vulnerable aging population; and be it

FURTHER RESOLVED, That the San Francisco Health Commission recommends to Planning that Jewish Home's proposed project be considered Consistent and Recommended for Incentives; and be it

FURTHER RESOLVED, That the San Francisco Health Commission encourages Planning to partner with Jewish Home to determine what incentives are best suited to the proposed project based on its anticipated health care benefits to the community; and be it

FURTHER RESOLVED, That the Health Commission requests that Jewish Home report back to the Health Commission one year following the completion of the project to report on its progress in meeting the recommendations and guidelines outlined in their application.

I hereby certify that the San Francisco Health Commission at its meeting on December 2nd, 2014 adopted the foregoing resolution.

Mark Morewitz
Health Commission Secretary