

**BOARD OF DIRECTORS
LONG TERM PLANNING COMMITTEE**

Wednesday, August 1, 2018

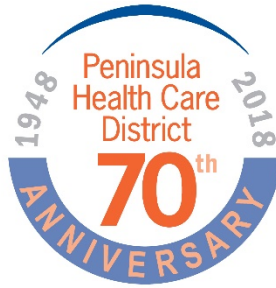
**District Office at 1819 Trousdale
5:00-6:30 PM**

AGENDA

1. Call to Order
2. Approval of Minutes from July 11,2018 A.
3. Communications Activities B.
 - a. E-Newsletter
 - b. Council Presentations
 - c. Townhall Questions & Answers
4. Community Benefit Projects: C.
 - a. Sonrisas Dental Health
 - b. Trousdale Assisted Living/Memory Care
 - c. Peninsula Wellness Community
5. Legislative Updates D.
5. Adjournment

Tour of the Trousdale Wellness Center immediately following.

Next Meeting: September 5,2018



TOWN HALL MEETING

JUNE 26, 2018, 4-5:30 pm

District Classroom, 1819 Trousdale, Burlingame

Question and Answer Summary

Session facilitator: Director Frank Pagliaro

Introduction of Developer Team: Jake Rohe, Pacific Medical Builders & Chip Gabriel, Generations

PENINSULA WELLNESS COMMUNITY

1. Could you say more about the Center for health providers?

Developers' response: This space could potentially have an urgent care facility, a partnership with Aging 2.0, clinical programs, educational programs for medical students and the community. There may also be a child care service for employees working in adjacent businesses. PMB and Generations are not currently in any definitive discussions with providers but are open to partnering with various organizations such as Sutter, Kaiser, Stanford, Dignity Health, UCSF and El Camino Hospital, among others.

2. What services will be provided to the community?

Developers' response: There will be a full-service health club, fitness center with classes such as tai chi, yoga which will all be open to the public. Other ideas include art programs, social events for seniors a performing arts theater, educational programs for residents, etc.

3. Will there be a floor or building dedicated to research programs? Do you work with UCSD in research?

Developers' response: Generations works closely with UCSD and currently has fifty residents who are participating a three-year study. Research is very important and being in the Bay Area near prominent hospitals, research opportunities are available.

4. What are the heights of the buildings?

Developers' response: Cannot answer now as not sure exactly what will go up until they know from an architectural perspective what land they can work with – I.e. will Gatepath and School District remain where they are, get integrated into the development or relocate. All building heights will ultimately conform with the City of Burlingame's requirements.

5. Can you build affordable units on the development and the rest be commercial?

PHCD's response: PHCD's RFP went out to more than 50 developers, affordable housing developers included. The RFP spec included 10% affordable. No affordable housing developers responded.

6. The neighbor and owner of apartment buildings across the street from the planned development on Marco Polo Way asked what will be built across the street from his apartments?

Developer's response: There is no set plan now, but vision is to have residential along Marco Polo at a height consistent with City zoning allowances.

7. How will the development affect the Helipad?

PHCD response: The FAA is responsible for the flight paths and those determine the building heights at various locations of the PWC development. Neither PHCD nor Developers can change that. The flight paths were set years ago before the hospital was completed. When the helipad was constructed, the flight paths were moved to avoid removing a legacy eucalyptus tree. That change impacted PHCD's plan by lowering the height of the building on Trousdale and increasing the concept plan's height closer to Davis Drive. The PWC development will not be able to change the flight paths and the FAA will not move the flight path a third time.

8. If the District owns the land, how will the financing work?

PHCD response: PHCD will continue to own the land and have a long-term lease with the developers similar to the lease arrangement with Sutter for the hospital. The developers will finance the build out of the development.

9. What is the parking plan? Many residents are concerned about traffic.

Developers' response: The parking will be underground with the entry way off the driveway from Trousdale.

10. Is the Peninsula Post-Acute facility on Trousdale part of this development? No

11. Will all amenities be open to members of the District and not Burlingame residents only?

Developers' response: Yes, the community elements of the project will be open to all residents not just Burlingame residents.

12. Is there any opportunity to partner with Parks and Rec and a senior center?

Developers' response: We welcome all ideas.

13. Will the developers be using union labor? Developers' response: As private developers, we are not obligated to use union labor. That being said, this area is heavily unionized and we will work with local contractors to partner with the most appropriate contractor regardless of its union affiliations.

14. After breaking ground how long until completion?

Developers' Response: Depending on what is ultimately built, we anticipate the completion of the development within 24-30 months after all approvals have been obtained and the approvals depends on many factors. The plan is to do all construction at once as opposed to phases. We have our own design and construction teams and have the capabilities to manage it all in house.

THE TROUSDALE ASSISTED LIVING/MEMORY CARE PROJECT

1. What is the cost of a one-bedroom until at the Trousdale Senior Assisted living and memory care?

A one-bedroom with level 1 care needs is \$6900 per month all inclusive.

2. How many affordable units are in the Trousdale?

The PHCD Board has designated ten units be made available at a \$2000 per month discount.

3. How many parking spaces does the Trousdale have?

There are 32 underground and 12 parking spots at the north side of the building off Magnolia.

4. How many units are in the Trousdale? There is a total of 124 residential units.

5. Where will staff park? Staff will park off-site or take public transportation.

GENERAL PHCD QUESTIONS:

1. Residents are concerned with the transparency of the District.

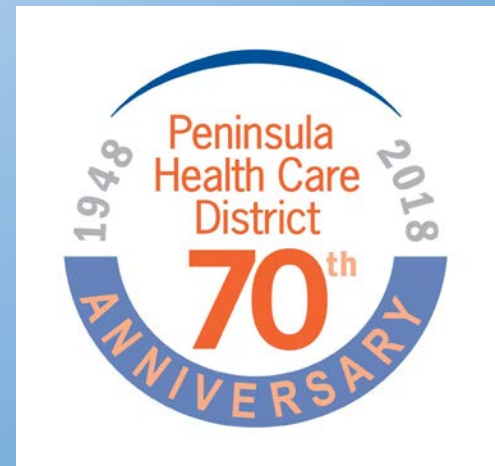
PHCD's activities are transparent and compliant with the Brown Act Sunshine Ordinance, as well as, the "Best Practice standards" established by the California Special Districts Leadership Foundation and recognized by the San Mateo County Civil Grand Jury as the benchmark for local independent special districts. PHCD has received the Special Districts Leadership Foundation's Excellence in Transparency Award for the past 4 years and was recognized by the San Mateo Civil Grand Jury as being "fully transparent" in its 2016 and 2017 study of all independent special districts in the County.

2. Why don't you video your meetings?

All board materials are posted on the website prior to the public meetings and minutes posted after each meeting. We want to encourage attendance at the meetings and have a website link to encourage questions from those that cannot attend.

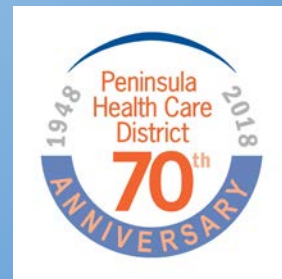
Legislative Updates

Presented to the
Peninsula Health Care District
Board of Directors
July 26, 2018



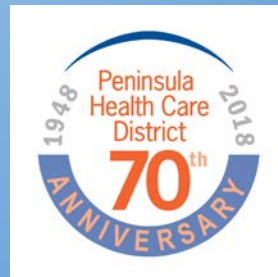
AB 1728 - Health Care Districts Signed into Law 09-23-17

- Outcome of real and perceived “bad actor” activity 2012-2017
- Intended to address:
 - Increased transparency via websites
 - Increased accountability of Grant Programs to mission
 - Lack of requirement to adopt and publish a budget
- PHCD impact:
 - Website complies; needs refreshing
 - Grant Program complies; annual review & priority setting critical
 - Annual budgets adopted and posted on website



AB 2019 – Health Care Districts Moving through 2018 “Sausage Machine”

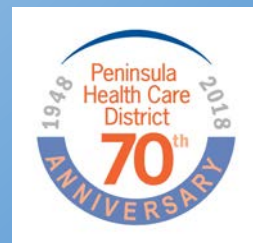
- Introduced 2-5-18; amended X2 by Assembly and X2 by Senate
- Author’s intent:
 - More prescriptive grant programs & website requirements
 - Housing affordability requirements on design build districts
 - 10-day bankruptcy notification requirement
 - More prescriptive website content requirements
- PHCD Impact:
 - Grants program compliant; more website grantee info required.
 - Prohibits Board/staff individual mtgs with grant applicants outside of process.
 - PWC housing to be built by developer; needed design build for AL/MC.
 - Bankruptcy not on PHCD radar.



SB 849 – Medi-Cal

Dental Integration Pilot Program in SMCo

- Intent: Test concept - does integration of medical and dental care for Medi-Cal recipients:
 - Improve access to dental care
 - Reduce medical costs
 - Improve health outcomes
- County through Health Plan of SM to define & implement pilot
Timeline:
 - Sept. '18-Jan. '19: Develop principles, metrics, structure, partners, payment
 - Jan.- March 2019: Proposal & 6-year budget to SMCo Health Commission
 - January 2020 : Earliest go live date
- PHCD Potential Impact:
 - Improved access and care for PHCD Denti-Cal residents
 - Increased revenue potential for Denti-Cal patients of SDH



Proposition 56 – Tobacco Tax Funds \$140M to Dental Providers Serving Denti-Cal

- Intent: Increase access for Denti-Cal patients by increasing reimbursement to Dentists
- Details (Deviils?):
 - Applies to procedures in the following categories:
 - Restorative
 - Endodontic
 - Prosthodontics
 - Surgical
 - Diagnostic and adjunctive services
- PHCD Impact:
 - Increased access for District's Denti-Cal patients
 - Increased revenue opportunity for SDH

