

<b>BOARD OF DIRECTORS MEETING MINUTES</b> <b>6:30 pm Thursday, August 24, 2023</b> <b>1819 Trousdale Dr. Burlingame, Ca 94010</b> <b>(Classroom)</b>		
<u><b>Directors Present</b></u> Chair Cappel Vice-Chair Pagliaro Secretary Zell Director Navarro Director Sanchez	<u><b>Directors Absent</b></u>	<u><b>Also, Present</b></u> Legal Counsel Mark Hudak, Sarah Verity, Vice President of Board Relations and Legislative Affairs AbilityPath, John Jurow, CEO San Mateo County Health Foundation

**1. Call to Order and Roll Call:** Chair Cappel called the meeting to order at 6:44 p.m. Roll call attendance was taken. A quorum was present.

**2. Public Comment on Non-Agenda Items:** No Public comments were offered

**3. Report Out From Closed Session:** 7/7/2023 and 8/18/2023

**Chair Cappel** stated that the Board held discussions reviewing the PWC development during the closed session meetings held on 7/7/2023 and 8/18/2023.

**4. Consent Calendar:**

- a. Board Meeting Minutes - June 22, 2023
- b. Finance Committee Minutes - May 17, 2023
- c. Strategic Direction Oversight Committee Minutes – May 3, 2023
- d. Proposal to Adjust Budget for 1764 Marco Polo
- e. Checking Account Transactions - June 2023 and July 2023
- f. Treasurer's Report - June 2023 and July 2023
- g. Year End Unaudited Financials
- h. Quarterly Investment Transactions
- i. Approval of Resolution 2023-06 for Local Agency Investment Fund (LAIF) to Authorize Name and Titles

**Director Sanchez** made an amendment to the agenda, on page 2, report 7, indicating that the upcoming Community Health Investment meeting is scheduled for October 2, 2023.

**Motion to Approve the Consent Calendar as Presented**

**Motion: By Vice-Chair Pagliaro; Seconded By Director Sanchez**

**Vote: Ayes – Cappel, Pagliaro, Zell, Navarro, Sanchez**

**Noes: 0**

**Abstain: 0**

**Motion Passed: 5/0/0**

## **5. New Business:**

### **a. Year-End YAG Report: Jackie Almes, Youth Outreach Specialist**

Youth Outreach Specialist **Jackie Almes** presented the Year-End Youth Advisory Group Report.

#### **Presentation Highlights**

##### ***YAG Recruitment Summary for 2023***

- 20 total applicants; 18 interviewed
- Ages 14 – 23
- 9 females, 6 males, 4 non-binary, 1 trans
- Representation from public, private, parochial high schools as well as one University student and one full time working youth.

##### ***Following interviews, there are a total of 19 YAG members***

- 6 continuing on and 13 newly accepted members
- Ages 14 – 23
- 10 females, 5 males, 1 trans, 3 non-binary
- Representation from public, private, and parochial high schools as well as one Community College student, one University Student, and one full-time working youth.
  - The Nueva School, Hillsdale, Mercy, College of San Mateo, BASIS Independent Silicon Valley – San Jose, Aragon, San Mateo High, Capuchino, Crystal Springs Uplands, Burlingame High School, Serra, Pacific Bay Christian School, Skyline College, UC Santa Cruz.

**Introduction of Youth Advisors** that were instrumental in the success of the program during the past year.

- Toyo A. Senior at Hillsdale High School/Middle College
- Jorge A. Freshman at College of San Mateo
- Vincent P. Senior at Hillsdale High School

#### **allcove™'s Design**

- Color theory
- Wayfinding
- Furniture

#### **Photography and Quote Wall**

The photography and quote wall features youth, showcasing captivating photos and inspiring quotes directly from them.

#### **What emotion does it communicate?**

Evokes a sense of connection by presenting stories and voices from the community.

The program received comprehensive training sessions to equip members with the necessary knowledge and skills to advocate for youth mental health. **This year's training...**

- Care Solace Presentation
- SOGIE (Sexual Orientation, Gender Identity and Expression) 101
- Be Sensitive, Be Brave

**This year's events...**

- SAMCEDA's 70th anniversary event
- The Sandhill Foundation Wellness Community Event Panel
- The allcove™ Conference
- Star-Vista's Mental Health Matters Walk
- Edgewood Center's Wellness Starts with You event
- San Mateo High School and Aragon's opportunity fairs

**YOS Almes** thanked the Board for their continual support of the program. She will keep them updated on the progress of opening the allcove™ doors in the upcoming months.

**Q & A with YOS Almes**

***Would any YAG member be open to sharing their personal reflection on the program's progress and their own experiences with it?***

**Toyo A.** responded by sharing her journey, explaining that when she first joined the program, she felt uneasy discussing mental health or knowing how to communicate effectively with individuals facing mental health challenges. She added that after a year in the program, she now feels significantly more knowledgeable and confident in her ability to engage in conversations with individuals who may be experiencing stress or anxiety.

***One of the obstacles faced by youth mental health programs is the potential stigma associated with seeking help when someone is going through a difficult time. To address this, our program empowers young individuals to become influential advocates, showcasing the profound impact of the program and encouraging their peers to get involved. Are any of the YAG members able to share their own experiences in effectively spreading the word about the program to their peers?***

**Vincent P.** responded by sharing that he has received positive feedback from his peers when discussing the impactful nature of the program. He mentioned that many of them are eagerly looking forward to getting involved once the allcove™ facility opens its doors.

***In addition to mental health support, this program aims to be integrative by incorporating assistance in areas such as housing and jobs. What additional services would the members be most enthusiastic about adding to the program?***

**Jorge A.** responded that the main priority is currently the center's launch, they plan to broaden the program services as more young people become engaged and the center becomes fully operational.

***Is the program progressing smoothly and as planned for its opening?***

Yes, the program is on schedule and making steady progress. A 'soft' opening is anticipated to take place in late November or early December.

**b. San Mateo AbilityPath Management Update: Sarah Verity, Vice President of Board Relations and Legislative Affairs AbilityPath**

**Sarah Verity**, Vice President of Board Relations and Legislative Affairs for AbilityPath, presented an organizational update.

**Presentation Highlights**

***Review of Homes:***

111 & 113 16th Ave, San Mateo

***Unique Coop Living Model:***

- Partnership with PARCA & GGRC
- PARCA provides tenant management services
- AbilityPath provides Independent Living Service (“ILS”) and employment/program services
- Two beautiful homes
- There is currently one vacancy
- 9 clients successfully living independently in the community
- Each room is equipped with a private half bathroom and a TV, and can be furnished upon request or left unfurnished if tenants prefer to bring their own bed, dresser, mirror, and other personal items
- There is a women’s home and a men’s home

***Special thanks to the Peninsula Health Care District Board of Directors!***

- The amazing generosity displayed has made this unique, innovative arrangement possible.
- PHCD is helping address the housing needs of adults with developmental disabilities.
- 10 individuals are able to live independently and thrive in their community.
- Through PHCD’s support, this project is an example of how innovative, collaborative efforts can work.
- Together, AbilityPath, PARCA, Golden Gate Regional Center and Peninsula Health Care District are inspiring inclusion!

***Q & A with Sarah Verity***

***During the presentation, it was mentioned that occasionally, residents from the houses may be transferred to alternative facilities. Could you please provide additional information regarding this process and the reasons behind such transfers?***

Regarding the homes on 16th Avenue, the individuals residing there are currently able to live independently. However, residents might be relocated to other facilities that can provide them with 24/7 care.

***Is there a possibility of expanding the program within the District?***

Given the excellent accessibility of 16th Avenue to public transportation, it may be worthwhile to consider exploring potential expansion sites, such as Redwood City, ideally in close proximity to their transit hub.

### **c. Funding for Mammography at San Mateo Medical Center: John Jurow, CEO San Mateo County Health Foundation**

**John Jurow**, the CEO of the San Mateo County Health Foundation, presented on the importance of securing funding for Mammography at the San Mateo Medical Center.

#### **Presentation Highlights**

##### ***Breast Cancer in the U.S.***

- About 264,000 women and 2,400 men are diagnosed annually
- About 42,000 women and 500 men die each year
- An estimated 300,590 people will be diagnosed in 2023
- 297,790 of which are women, making it the most common cancer in American women
- Every two minutes a woman is diagnosed with the disease
- About 1 out of every 100 breast cancers diagnosed in the U.S. is found in a man

**About 1 in 5 new breast cancers will be ductal carcinoma in situ (DCIS). DCIS is a non-invasive or pre-invasive breast cancer. Nearly everyone with this early stage of breast cancer can be cured.**

*Sources: CDC, Breast Cancer Research Foundation, American Cancer Society*

#### **2D Mammography at SMMC**

77,000+ patients come through the County hospital. Of those, roughly 35,000 reside in the boundaries of the Peninsula Healthcare District.

In 2020 and 2021 ...

- 9,556 patients had a mammogram done at the hospital.
- 1,348 patients were called back due to insufficient imaging.
- 264 patients received false-positive & false-negative results.

In 2023 ...

- There have been 6,128 mammography and 1,540 ultrasound follow-ups.
- Out of every 1,000 people who undergo screening, there is an average of 4.1 cases of breast cancer detected.

#### **The Type of Mammography Matters**

An annual screening mammogram is proven to be the best way to detect breast cancer, but the type of mammogram is important!

#### **3D Technology:**

- Uses multiple low-dose X-ray images making it easier for radiologists to detect cancer because they can look at the breast from different angles.

- Provides fewer false alarms because the improved technology decreases the call-back rate and can often prevent anxiety.
- Can detect up to 40 percent more cancers than 2D mammograms.

### **What SMCFH Hopes to Accomplish**

#### **Raise Funding To:**

- Upgrade technology for two mammography machines from 2D to 3D technology (\$700K)
- Purchase a mobile van to reach patients at all SMMC clinics (\$970K)

#### **Total Goal: \$1.67M**

Any additional funds from the 3D mammography fundraiser will go towards the mobile van.

#### **Funding Opportunities:**

\$650K pledged as of July 25, 2023

- Peninsula Health Care District
- Stanford Medicine
- Sunlight Giving
- The Sobrato Organization
- Foundation Gala

#### **Other Organizations/Foundations:**

- SAGA \$50K
- Son Mateo Medical Center \$200K
- Sequoia Healthcare District \$200K
- SMC Health Foundation \$200K

### **County Support - Why is Funding Needed?**

- The county is providing resources for over 77,000 patients to live a healthy life.
- The costs to run this are increasing and they are higher than ever. Help is needed from organizations like PHCD if there is a chance for them to make a real difference.
- The County contributes \$59M annually to the Medical Center for general operations.
- They have authorized the Medical Center to spend over \$100M over the next 3 years on Epic implementation and have contributed over \$10M to the effort.
- They also supported the new administrative wings of the Medical Center to meet seismic requirements, with a project cost of over \$200M for the Admin and Link buildings.
- They support smaller initiatives such as the upcoming CT replacement project for \$8M and \$5M for MRI.

**San Mateo County Health Foundation is asking for \$200,000 from Peninsula Healthcare District to use toward the \$1.7M estimated budget for this project. Through generous support from other granters, they have already raised \$650,000 in committed funding.**

#### ***Q & A with John Jurow***

***What is the plan to raise the remaining funds required for the project, from \$650,000 to the necessary \$1.7M?*** To secure the additional funds needed for the project, the organization has planned a

fundraising gala in October. They are hopeful that this event will bridge the gap. However, in the event that fundraising efforts fall short of the target, the foundation has committed to covering the remaining difference to ensure the project's success.

**Motion to Approve funding in the amount of \$200,001 for Mammography at the San Mateo Medical Center**

**Motion: By Vice Chair Pagliaro; Seconded By Director Navarro**

**Vote: Ayes – Cappel, Pagliaro, Zell, Navarro, Sanchez**

**Noes: 0**

**Abstain: 0**

**Motion Passed: 5/0/0**

**6. Old Business:**

**a. Umbrella Coverage for 1875 Trousdale & 111-113 16th Ave San Mateo: Vickie Yee, CFO**

At the June 2023 meeting, Paula Anderson, Commercial Line Manager at Risk Strategies, presented to the Board the insurance renewals. She indicated the District had an umbrella policy on all its properties except for 1875 Trousdale and 111-113 16th Ave. She suggested that the District add an umbrella to those properties. The Board asked management to obtain quotes from the Broker and bring them back to the Board.

Below is a summary of the umbrella quotes provided by Eva Matthews, the account manager at Risk Strategies. The complete proposals are attached to the memo.

**1875 Trousdale Dr. (Fitness Center)**

Quote from Philadelphia Insurance – the highest limit offered is \$2M. The underlying aggregate liability limit is \$3M, bringing the combined aggregate limit to \$5M. The annual premium for the \$2M Umbrella is \$950.

**111-113 16th Ave. (San Mateo Homes)**

Quote from Nautilus Insurance – Below are options based on an effective date of 7/18/23 – 6/30/24. The underlying aggregate liability policy is \$2M.

**Limit of Insurance: Premium**

\$1,000,000: \$937

\$2,000,000: \$1,764

\$3,000,000: \$2,591

\$4,000,000: \$3,418

\$5,000,000: \$4,245

Ms. Matthews recommends carrying at least a \$1M Umbrella over the General Liability policies.

**Action Requested:**

**Management recommends that the Board accept the Umbrella policy quote for the \$2M for 1875 Trousdale Dr. and \$1M for 111-113 16th Ave properties for \$1,887.**

**Vice-Chair Pagliaro** recommended that for the two homes, the Board accept the \$2M Umbrella policy.

**Motion to Approve Umbrella policy quote for \$2M**  
**Motion: By Vice Chair Pagliaro; Seconded By Director Zell**  
**Vote: Ayes – Cappel, Pagliaro, Zell, Navarro, Sanchez**  
**Noes: 0**  
**Abstain: 0**  
**Motion Passed: 5/0/0**

## **7. Reports:**

### **a. Board Standing Committees:**

Strategic Direction Oversight - September 6, 2023

**Chair Cappel** stated that the Strategic Direction Oversight Committee has continued their discussions regarding the PWC Hub progress.

Finance - July 11, 2023

**Director Zell** stated that the Finance Committee has been actively engaged in discussions about the employee benefits within the District. One of the topics they have explored is the possibility of discontinuing CalPERS. However, they are seeking feedback from the Board to gauge the general consensus and determine the overall sentiment regarding the potential departure from these benefits. Furthermore, Director Zell expressed his desire to have this topic discussed at an upcoming meeting, provided that the Board determines it to be an area of potential interest for the District to explore further.

**Director Sanchez** asked if the Board could listen to feedback from District employees.

**Director Zell** stated that this is a management decision.

**Director Sanchez** stated that he would like feedback from all stakeholders involved.

**Chair Cappel** would like a draft detailing all the benefits offered by CalPERS, aiming to thoroughly assess the pros and cons of leaving the program and enabling the Board to make an informed decision on the matter.

**Director Navarro** stated that it could be beneficial to explore alternative options to CalPERS in order to identify potentially more advantageous alternatives.

The Board directed CEO Pulido to gather feedback from staff about the potential consideration to move out of CalPERS as the next step.

**Community Health Investment** - Next Meeting October 2, 2023

**Director Navarro** stated that the upcoming Community Health Investment meeting is scheduled for October 2nd. He presented a proposal to redirect the \$50,000 that was originally set aside for the Health Education Support Program towards the CHI fund. The aim is to allocate these funds towards the grants program, as there hasn't been an applicant for the tuition program in quite a while. Additionally,



Director Navarro proposed a new system for organizing grant recipients into tiers, taking into account their seniority within the program. This would entail the introduction of one, two, and three-year tiers, allowing for a more comprehensive review and due diligence process for new grantees applying for one-year grants. By implementing this approach, the staff would have ample time to thoroughly assess the potential of each applicant. He also highlighted the fact that the community grants budget has remained unchanged for the past ten years. This observation raises the need for a potential budget increase to ensure that the program continues to support the community's health initiatives effectively. He stated that the Community Health Investment Committee is gathering data to present to the Board, aiming to increase the community grants budget.

**CEO Pulido** stated that conducting an assessment of the grants portfolio is a part of the Strategic Plan, and a review of the grants budget will be included.

**Director Zell** stated that he believed the long-term plan of the District was to shift away from grants and prioritize permanent solutions that have the potential to make a significant impact in addressing healthcare needs.

#### **b. Board Chair and Director Reports**

**Chair Cappel** stated that he had a great conversation with new Sutter Mills-Peninsula Medical Center CEO, Darian Harris. He has spoken with many people that have had a chance to meet Mr. Harris and are highly enthusiastic about him leading that organization.

**Director Sanchez** asked if Mr. Harris was invited to come speak at the District.

**Chair Cappel** answered that an invitation has been extended.

**Vice-Chair Pagliaro** stated that he has authorized the reviewing of bids for the project that needs to be completed at the Trousdale.

#### **c. District Program Report**

**CEO Pulido** shared the Bi-Monthly District Report.

#### **Report Highlights**

##### ***Preventive Health***

- Substance Abuse and Mental Health community events scheduled for Fall 2023 and Spring 2024
- Health assessment data available next month via San Mateo County and the Social Health Equity Project
- Incorporating Blue Zone components to allcove™ San Mateo, Fitness Center and The Trousdale
- Expansion of program offerings and services at the Fitness Center

##### ***Mental Health***

- Visited allcove™ Beach Cities to help inform our opening plan

- Launched allcove™ Community Consortium
- New \$1M two-year grant cycle available to support allcove™ operations
- Participation in the inaugural meeting of the Standing with Youth: Blueprint for School and Transition-Age Youth Well-Being Steering Committee

### ***Dental Health***

- FQHC Task Force has been assembled and will meet on August 23, 2023
- Expanded the Outreach and Education Program for Seniors/Older Adults to include oral health education presentations (both in-person and virtual) and on-site dental screenings

### ***Integrated Services***

- Hub Leadership team exploring different operational models and soliciting feedback from SDC
- CHIC committee identified future data points that will help guide grant awards
- The Trousdale is at 87% occupancy and provided 40 guided tours in the last month and a half

**Director Sanchez** asked if they were able to get some insight about how Beach Cities is able to generate enough revenue to cover their expenses.

**CFO Yee** explained that Beach Cities has the advantage of hiring staff at lower wages due to the lower living expenses compared to the Bay Area. Additionally, they effectively manage expenses by strategically planning their hours of operation, a practice they intend to implement at allcove™ San Mateo once it becomes operational.

**CEO Pulido** stated that while Beach Cities is currently mostly funded by their District, they are actively seeking grants through their investment in lobbyist work, which has enabled them to access additional funding sources that may not be widely available. Additionally, Beach Cities has capitalized on their longstanding relationships and a robust referral system with various school districts, which greatly contributes to their success. Beach Cities also conveyed their interest in collaborating with the District and other allcove™ centers to collectively approach the governor and advocate for additional grant funding.

**Director of Youth Behavioral Health Flores** commented that Beach Cities acknowledges the investment nature of this endeavor, and while they may not currently have all the answers regarding future billing and reimbursements, they are committed to continuing their impactful work within the community.

**CEO Pulido** added that Beach Cities collaborates with universities and actively recruits recent graduates, providing them with opportunities to showcase their potential for professional growth. As these individuals demonstrate promise, they are then placed in various programs.

### **8. Correspondence and Media:**

a. 8/8 Letter from City of San Mateo Public Works Department

**9. Adjourn:** Chair Cappel adjourned the meeting at 8:16 pm  
Written by: Voula Theodoropoulos

Approved by: \_\_\_\_\_

Lawrence W. Cappel, Board Chair

**Peninsula Health Care District  
Checking Transactions  
August-23**

<b>Date</b>	<b>Description</b>	<b>Deposit</b>	<b>Withdraw</b>
<b>Admin</b>			
8/1/2023	CalPERS Pension		5,874.37
8/2/2023	SC Property Management		31,121.00
8/2/2023	FSA Payment		5.00
8/3/2023	Voler Strategic Advisors Inc.		8,000.00
8/3/2023	Iron Mountain		624.94
8/3/2023	Allied Administrators for Delta Dental		764.32
8/3/2023	Comcast		508.89
8/3/2023	Streamline		375.00
8/3/2023	RCG Architecture		5,542.77
8/3/2023	KBM-Hogue		107,012.59
8/3/2023	List Engineering		890.00
8/4/2023	Zone 4 Construction Inc.		155,977.42
8/4/2023	FSA Payment		28.08
8/9/2023	FSA Payment		80.00
8/10/2023	Paychex		385.46
8/11/2023	Paychex		85.00
8/11/2023	SA Payment		5.00
8/11/2023	California Public Employees Retirement		12,016.01
8/14/2023	Paychex Payroll 8/15/23		25,642.36
8/14/2023	Payroll Taxes 8/15/23		14,637.91
8/15/2023	Workers Compensation Insurance Payroll		195.99
8/16/2023	CalPERS Pension		5,714.04
8/17/2023	Best Best & Krieger, LLP		308.00
8/17/2023	Peninsula Volunteers, Inc		2,240.00
8/17/2023	Western Allied Mechanical, Inc.		576.00
8/17/2023	UNUM Life Insurance Company of America		169.76
8/17/2023	KBA Document Solutions, LLC		260.12
8/17/2023	Precision Digital Networks		4,335.02
8/17/2023	KBM-Hogue		1,650.00
8/17/2023	Alhambra		139.92
8/17/2023	Vickie Yee		907.69
8/17/2023	PG&E		731.10
8/17/2023	PURCOR Pest Solutions		95.00
8/17/2023	Cardmember Service		4,488.88
8/21/2023	Paychex		115.50
8/22/2023	Heritage Bank Service Fee		168.12
8/23/2023	Anna Naufahu	150.00	
8/23/2023	Sonrisas Dental Health, Inc.	1,689.60	
8/24/2023	Ombudsman Services San Mateo County		35,000.00
8/24/2023	Lucile Packard Foundation for Children Health		175,000.00
8/24/2023	Mission Hospice & Home Care		82,500.00
8/24/2023	Millbrae Chamber of Commerce		2,500.00
8/30/2023	Sonrisas Dental Health, Inc.	9,293.04	
8/30/2023	Paychex Payroll 8/30/23		25,748.73
8/30/2023	Payroll Taxes 8/30/23		14,977.24
8/31/2023	KBA Document Solutions, LLC		9.28
8/31/2023	J & E Pro Cleaning and Handy Services		660.00
8/31/2023	TREI Capital LLC DBA ABusinessManager.com		137.50
8/31/2023	City of Burlingame Water Dept		204.68

Date	Description	Deposit	Withdraw
8/31/2023	San Mateo Daily Journal		950.00
8/31/2023	123 Awards		420.00
8/31/2023	San Mateo County Health Foundation		200,001.00
8/31/2023	U. S. Bank Equipment Finance		272.09
8/31/2023	FSA Payment		181.80
8/31/2023	Interest	114.41	
8/31/2023	Workers Compensation Insurance Payroll		159.92
8/31/2023	Anna Naufahu	150.00	
		<b>11,397.05</b>	<b>930,393.50</b>

### Health Fitness

8/3/2023	Streamline		63.00
8/10/2023	Mindbody Merchant Processing		403.05
8/17/2023	KBA Document Solutions, LLC		191.99
8/17/2023	PG&E		1,044.15
8/17/2023	Crothall Laundry Services Inc.		186.64
8/17/2023	U. S. Bank Equipment Finance		77.40
8/17/2023	Bay Alarm		455.61
8/17/2023	Gym Doctors		179.00
8/18/2023	Cardmember Service		789.49
8/31/2023	Crothall Laundry Services Inc.		611.75
8/31/2023	Joan Sanchez		400.00
8/31/2023	J & E Pro Cleaning and Handy Services		1,150.00
8/31/2023	Bay Alarm		344.67
8/31/2023	City of Burlingame Water Dept		8.00
8/31/2023	KBA Document Solutions, LLC		39.71
8/31/2023	Interest	23.79	
8/31/2023	Health and Fitness Member Deposits August 2023	12,239.70	
		<b>12,263.49</b>	<b>5,944.46</b>

### Leasing

8/3/2023	Western Allied Mechanical, Inc.		1,324.00
8/3/2023	Rinkor Technology Solutions		1,392.00
8/3/2023	PG&E		3,094.45
8/3/2023	Ralph Barsi		2,000.00
8/17/2023	Western Allied Mechanical, Inc.		1,278.00
8/17/2023	Bay Alarm Company		379.59
8/17/2023	PURCOR Pest Solutions		220.00
8/17/2023	San Mateo County Tax Collector		448.00
8/17/2023	Bleyle Elevator, Inc		95.00
8/17/2023	Western Allied Mechanical, Inc.		2,024.50
8/17/2023	PURCOR Pest Solutions		425.00
8/17/2023	Bellant Plumbing		525.00
8/17/2023	Cardmember Service		59.00
8/23/2023	Liberty Mutual	8,079.02	
8/23/2023	Liberty Mutual	350.00	
8/23/2023	Preferred Prosthetics Inc.	2,881.57	
8/23/2023	One Life Counseling Service	1,300.00	
8/23/2023	Ability Path	6,628.00	
8/23/2023	Bay Area Foot Care	3,224.00	
8/23/2023	Eugene Kita, DDS	1,563.00	
8/23/2023	Patricia Dugoni, CPA	2,400.00	
8/23/2023	Zoya Galant, DDS	2,053.61	
8/23/2023	Ross Williams, DDS	2,083.19	
8/23/2023	April Lee, DDS	2,719.14	

Date	Description	Deposit	Withdraw
8/23/2023	Burlingame Therapeutic Associates	2,729.90	
8/23/2023	Carol Tanzi & Associates	500.00	
8/23/2023	Houn Young Kim, DDS	2,015.71	
8/23/2023	Dr. Chan Dental	4,043.79	
8/23/2023	Eugene Kita, DDS	46.89	
8/23/2023	Mills-Peninsula Health Service (Annual Rent)	2,174,184.07	
8/31/2023	PG&E		1,937.24
8/31/2023	J & E Pro Cleaning and Handy Services		1,931.25
8/31/2023	City of Burlingame Water Dept		156.42
8/31/2023	City of Burlingame Water Dept		684.30
8/31/2023	City of Burlingame Water Dept		418.87
8/31/2023	City of Burlingame Water Dept		84.03
8/31/2023	Recology		819.29
8/31/2023	Ralph Barsi		2,000.00
8/31/2023	Liberty Mutual Insurance		4,430.00
8/31/2023	Interest	329.11	
		<b>2,217,131.00</b>	<b>25,725.94</b>
<b>PWC</b>			
8/4/2023	Perkins Coie LLP		42,849.00
8/4/2023	Streamline		42.00
8/10/2023	Kidder Mathews of California, Inc.		-2,500.00
8/17/2023	Kidder Mathews of California, Inc.		2,500.00
8/31/2023	Interest	11.78	
		<b>11.78</b>	<b>42,891.00</b>
<b>Trousdale</b>			
8/1/2023	Heartland Merchant Account		224.95
8/2/2023	Trousdale Tenant Deposit	20,000.00	
8/9/2023	Trousdale Tenant Deposit	110,063.99	
8/11/2023	Trousdale Tenant Deposit	10,000.00	
8/11/2023	Trousdale Tenant Deposit	81,607.72	
8/17/2023	Eskaton Properties Inc		156,984.45
8/17/2023	Eskaton Properties Inc		274,845.45
8/18/2023	Trousdale Tenant Deposit	132,106.70	
8/18/2023	Trousdale Tenant Deposit	575,701.84	
8/30/2023	Trousdale Tenant Deposit	70,756.91	
8/31/2023	Eskaton Properties Inc		606,521.21
8/31/2023	Trousdale Tenant Deposit	5,000.00	
8/31/2023	Interest	367.12	
		<b>1,005,604.28</b>	<b>1,038,576.06</b>

**STATUS OF CURRENT YEAR TAX REVENUES**

Total As Of <u>8/31/2023</u>	Estimated FY 23-24 <u>Tax Revenue</u>
<u>\$ -</u>	<u>\$ 8,500,000</u>

**Board Designated Invested Funds**

	Rate Last QTR	Fees Paid Fiscal YTD	Cost Basis		Market Value
			<u>7/31/23</u>	<u>8/31/2023</u>	<u>8/31/2023</u>
Torrey Pines - 3yr CD (mature 1/31/24)	0.450%		3,151,974	3,151,974	3,151,974
Fiduciary Trust	* 4.510%	-	1,692,454	1,699,523	1,697,400
City National Bank	* 5.046%	4,895	15,122,479	15,154,085	14,885,487
Local Agency Investment Fund	3.010%		5,890,964	5,890,964	5,890,964
San Mateo County Pool Investment	3.037%		3,615,364	3,615,364	3,615,364
			<u>29,473,235</u>	<u>29,511,910</u>	<u>29,241,188</u>

\* Yield to maturity



**DATE:** September 16, 2023

**TO:** PHCD Board of Directors

**FROM:** Vickie Yee, CFO

**SUBJECT:** **Compliance with Government Code Section 53065.5**

In compliance with Government Code Section 53065.5, annual disclosure of reimbursements over \$100 per single charge paid to any employees or members of the governing body must be published in a document and made available for public inspection.

Below are the reimbursements for the Fiscal Year 2023 paid by the District.

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1. Jacqueline Almes	Noodle & Things - YAG Dinner Reimb	\$105.80
2. Stephanie Arevalo	Costco Beverages – Cheryl’s Party	\$306.16
3. Stephanie Arevalo	Target Beverages – Cheryl’s Party	\$120.40
4. Vickie Yee	Intacct Conference – UA Airfare	\$690.15
5. Vickie Yee	Intacct Conference – Hotel & Meals	\$1,070.49
6. Dennis Zell	ACHD Conference – Hotel Reimb	\$770.01
7. Frank Pagliaro	ACHD Conference – Mileage Reimb	\$506.25
8. Frank Pagliaro	ACHD Conference – Hotel Reimb	\$241.51
9. Frank Pagliaro	Stipend – March	\$500.00
10. Frank Pagliaro	Stipend – April	\$500.00
11. Frank Pagliaro	Stipend – May	\$400.00
12. Henry Sanchez	Stipend – March	\$500.00
13. Henry Sanchez	Stipend – April	\$400.00
14. Henry Sanchez	Stipend – May	\$300.00
15. Henry Sanchez	Stipend – June	\$200.00
16. Lawrence Cappel	Stipend – March	\$500.00
17. Lawrence Cappel	Stipend – April	\$500.00
18. Lawrence Cappel	Stipend – May	\$500.00
19. Lawrence Cappel	Stipend – June	\$500.00



**DATE:** September 28, 2023  
**TO:** PHCD Board of Directors  
**FROM:** Eddie Flores, Director Youth Behavioral Health Programs  
**RE:** allcove™ San Mateo Peer Specialist Job Description Approval

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**BACKGROUND/DISCUSSION:**

As part of the recommended staffing roles under the allcove™ model owned by the California Mental Health Services Oversight & Accountability Commission (MHSOAC), the role of peer specialist is identified as one of the required positions to be able to open and operate an allcove™ center.

Under the direction of the allcove Clinical Director, the allcove™ Peer Specialist engages with allcove youth, provides peer-to-peer support services, and supports outreach efforts to youth and the community, promoting visibility, access and encouraging participation in allcove.

The Peer Specialist will also support allcove™ San Mateo with administrative support. They will primarily be involved in direct and heavy outreach within schools, community groups, student organizations and conduct presentations, tours, and participate in the publicity and promotion of allcove™ San Mateo working with our Youth Advisory Group, to peers and other youth and young adults in the local communities.

The position recommended to be approved and to be advertised with the following salary & benefits:

- A full-time, hourly, exempt position (40hrs/week).
- Yearly compensation range of: Minimum- **\$25/hr. (minimum) - \$30/hr. (maximum)**
- In addition, Peninsula Health Care District benefits include: CalPers Pension, CalPers Health, Delta Dental Plan, VSP Vision Plan and Life Insurance as well as 10 paid holidays during the year accrued PTO- (eligible for at least 30 days within a year from commencement of employment).

The intent will be to hire (1) FTE Peer Specialist and a (1) 0.5-FTE Peer Specialist as we begin the opening of allcove San Mateo in 2023. As we ramp up and scale up in 2024 and beyond, we are envisioning up to (4) total FTEs in this capacity, based on workflows and demand.

The pay rate is comparable and has been cross-checked with other similar roles in currently opened allcove centers.

A full description of duties, required competencies and skills, is attached to this memo.

**RECOMMENDATION:**

It is recommended that the PHCD Board of Directors approve the job description as advertised for the peer specialist for the allcove San Mateo youth drop-in center.

*Attachment:*

1. Peer Specialist Job Description





## Current Job Opening: *allcove*<sup>™</sup> Peer Specialist

Location: San Mateo, California, United States

Full-time - 40hrs/week

### ABOUT PENINSULA HEALTH CARE DISTRICT:

Peninsula Health Care District (PHCD) is a political subdivision of the State of California, and a California Special District serving the healthcare needs of more than 200,000 mid-Peninsula residents. Founded in 1947, PHCD serves the communities of San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo, and Foster City by supporting the unique health and wellness priorities of our Peninsula communities, and safeguarding access to health services, today and in the future. PHCD fulfills its commitment to the community through oversight of District assets and infrastructure, planning for future health care needs, and investing taxpayer dollars in local health-focused organizations and programs. For more information: <https://peninsulahealthcaredistrict.org/>

### ABOUT ALLCOVE:

*allcove*<sup>™</sup> <https://allcove.org/> is a youth drop-in center model that has evolved from the Head Space Program in Australia and Foundry Program in British Columbia, Canada. PHCD is working closely with Stanford's Center for Youth Mental Health and Well Being (CYMHWB) leadership who have been instrumental in defining the model for California and successfully influencing the State of California Mental Health Services & Oversight Accountability Commission (MHSOAC) to provide start up grants for five pilot centers around the State. PHCD was successful in securing one of those 4-year grants. Here is the link to the State's initiative link: <https://mhsoac.ca.gov/initiatives/allcove-youth-drop-in-centers/>

### GENERAL PURPOSE:

Under the direction of the *allcove* Clinical Director, the *allcove*<sup>™</sup> Peer Specialist engages with *allcove* youth, provides peer-to-peer support services, and supports outreach efforts to youth and the community, promoting visibility, access and encouraging participation in *allcove*.

### ESSENTIAL FUNCTIONS:

*The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the job.*

1. Performs initial orientation for youth (ranging in age from 12 years to 25) accessing *allcove* to include but not limited to: assisting with completion of forms, intake questionnaires and initial screening or assessments as needed; ensuring a welcoming, inclusive, and youth-friendly experience.
2. Provides support to the youth accessing *allcove* by acting as youth support and mentor. This includes but is not limited to: participating in goal-setting activities; identifying opportunities for youth to learn, grow and become more confident/improve self-esteem; providing encouragement and support to access resources; sharing and discussing common experiences to develop trust and rapport, encourage and maintain a positive and optimistic outlook; communicating, representing and promoting the peer perspective within the center. Works collaboratively with volunteer Peer Associates to provide a youth-centric experience for all young people accessing the center.
3. Actively engages with Youth Advisory Group members by supporting the *allcove* Youth Outreach Specialist in the planning of Youth Advisory Group meetings and supporting events and outreach efforts.
4. Develops effective working relationships with agencies and organizations to advocate for peer empowerment including wellness, outreach and collaboration in future events and activities.
5. Assists supervisor with conducting outreach to educate community partners and peers about center services and resources available, including center tours, public presentations, or guest speaking engagements.

6. Works with Communications and Marketing to provide outreach to peers in the community through presentations at schools, outreach/tabling events and activities. Collaborates with them to develop communication and marketing materials for program activities and ensures that youth and center resources are always available
7. Provides support to supervisor by leading or co-facilitating workshops.
8. Responsible for completing and maintaining related records and documentation by participating in data collection.
9. Exhibits clear understanding of the history, mission, and vision and serves as an ambassador of Peninsula Health District.
10. Serves as a role model for the District's core values of stewardship, collaboration, inclusion, shared responsibility and transparency.
11. Performs assigned training, duties, and other projects and work schedule as assigned.
12. Must be willing to work a flexible schedule including occasional weekends and evenings.

### COMPETENCIES:

*This position requires the following competencies (e.g., knowledge, skills, and abilities) in order to perform all functions of the job.*

### LEADERSHIP COMPETENCIES:

**Adaptability/Flexibility.** Responds positively to change, embracing and using new practices or values to accomplish goals and solve problems. Recovers quickly from setbacks and finds alternative ways to reach goals or targets. Copes well and helps others deal with the ongoing demands of change; sees and shows others the benefits of change.

**Analysis & Reasoning/Problem Solving.** Sees underlying principles, patterns, or themes in an array of related information. Goes beyond analyzing factual information to develop a conceptual understanding of the meaning of a range of information. Breaks down problems and identifies all of their facets, including hidden or tricky aspects in collaboration with the integrated care team at allcove. Generates a range of solutions and courses of action with benefits, costs and risks associated with each. Thinks 'outside the box' to find options.

**Communication.** Effectively transfers thoughts and expresses ideas verbally in individual or group situations. Exhibits strong writing, editing, and proofreading skills. Checks for understanding of the communication by asking open-ended questions that draw out the intended audience's understanding.

**Customer Focus.** Will demonstrate and model new ways of seeking support in a professional, courteous and youth-friendly manner while supporting young people receiving services at allcove. Describes customers' business and expectations. Shows interest in, anticipates, and responds timely to customer needs. Goes beyond basic service expectations. Seeks ways to improve service delivery. Recognizes adverse customer reactions and develops better alternatives.

### JOB COMPETENCIES:

**Advocacy.** Advocate effectively with others so that clients receive needed care in a timely fashion, while understanding reasonable limits. Provide information and support for individuals and communities to advocate for their own needs. Build and maintain networks of community resources and referrals. Build and maintain networks with relevant community and issue advocacy groups.

**Relationship Building.** Maintains an open, approachable manner and treats others fairly and respectfully. Preserves others' dignity and shows regard for their opinions. Anticipates and recognizes the concerns of others, even if not openly expressed. Seeks to resolve confrontations and disagreements constructively. Builds rapport with external partners for mutual benefit to fulfill needs. Demonstrates a balance between building rapport and getting the work done.

**Self-Management.** Prioritizes tasks by importance and deadline. Adjusts priorities as situations change. Focuses time and effort on key tasks. Easily transitions between tasks and picks up where left off when interrupted. Makes reasonable estimates of resource needs to achieve goals or complete projects. Uses sound methods to plan and track work, appointments, and commitments. Completes high volumes of work, keeping a rapid pace without sacrificing accuracy. Meets and exceeds deadlines efficiently.

**Valuing Diversity/Cultural Awareness.** Sees the value of cultural, ethnic, gender, and other individual differences in people. Creates an environment of learning about, valuing, encouraging, and supporting differences. Supports fair treatment and equal opportunity for all. Listens to and objectively considers the ideas/input of others. Strives to eliminate barriers to diversity; ensures that new barriers to diversity are not built.

### **QUALIFICATIONS GUIDELINES:**

*Any combination equivalent to experience, education, and training that would provide the required knowledge, skills, and abilities would be qualifying. A typical way to obtain the knowledge, skills, and abilities would be:*

#### **EDUCATION:**

**Required:** GED or High School Diploma, plus related experience working with youth and young adults with mental health and/or substance use issues or an equivalent combination of education, training and experience.

**Preferred:** Bachelor's Degree in social work, health promotion, public health or relevant health-related field. Will consider relevant work experience in lieu of formal education. Minimum of two years of experience in public health and health promotion, program development and working with young people, community partners and parents in a school-based setting in a professional or leadership role. Will consider lived experience and experience with youth engagement in lieu of school-based experience.

#### **KNOWLEDGE:**

##### **Required:**

Excellent working knowledge of the computer, including Microsoft Office programs (e.g., Word, Excel, Outlook, PowerPoint), and ability to learn software programs and databases. Bilingual Spanish-English skills are highly desirable.

Community outreach or success in actively engaging organizations in a program/project is required.

##### **Preferred:**

Strong understanding of Child and Adult Protective Services rules and regulations, HIPAA, Mandated reporting, and limits of confidentiality.

### **SPECIAL REQUIREMENTS:**

- First Aid and Cardiopulmonary Resuscitation (CPR) methods; appropriate safety precautions and procedures; simple record keeping procedures.
- Must be able to successfully pass background check, tuberculosis test and drug screen.
- Must have a valid Class C California driver's license and ability to maintain insurability under the District's Employee Use of Automobiles Policy
- Must have completed certification for Mental Health First Aid or demonstrate a willingness to complete training upon hiring.

### **PHYSICAL STANDARDS:**

*Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.*

### **PHYSICAL AND SENSORY ELEMENTS:**

This position requires hearing, talking, and seeing. Specific vision abilities required by this job include close vision and the ability to adjust focus. While performing the duties of this job, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms. The employee uses finger dexterity in order to operate computer hardware for extended periods of time. The employee is required to constantly sit and occasionally walk and stand to access counters, work areas and files; stoop, kneel, or crouch to access or place records or files; lift and carry records and documents, typically weighing less than 20 pounds.

### **ENVIRONMENTAL ELEMENTS:**

#### **WORK ENVIRONMENT AND PHYSICAL DEMANDS**

Employee works in an integrated youth health center for young people ages 12-25 and at community locations throughout San Mateo County. Some evening and weekend work may be required.

## EQUAL EMPLOYMENT OPPORTUNITY AND INCLUSION

Peninsula Health Care District has a deep commitment to diversity, equity, inclusion, and equal opportunity. We are committed to building a team that is representative of our community. PHCD is an equal opportunity employer. Applicants will not be discriminated against because of race, color, creed, sex, sexual orientation, gender identity or expression, age, religion, national origin, political affiliation, citizenship status, disability, ancestry, marital status, veteran status, medical condition or any protected category prohibited by local, state or federal laws.

PHCD is committed to the full inclusion of all qualified individuals. As part of this commitment, we will ensure that persons with disabilities are provided reasonable accommodations. If reasonable accommodation is needed to participate in the job application or interview process and to perform essential job functions, of employment, please contact [careers@peninsulahealthcaredistrict.org](mailto:careers@peninsulahealthcaredistrict.org). Examples of reasonable accommodation include making a change to the application process or work procedures, providing documents in an alternate format and/or using specialized equipment.

## COMPENSATION & BENEFITS

This is a full-time, hourly, exempt position (40hrs/week). Yearly compensation range of: Minimum- \$25 - \$30/hr. In addition, Peninsula Health Care District benefits include: CalPers Pension, CalPers Health, Delta Dental Plan, VSP Vision Plan and Life Insurance as well as 10 paid holidays during the year. Accrued PTO- (eligible for at least 30 days within a year from the commencement of employment).

## HOW TO APPLY

All applications are held in strict confidence. Please email a thoughtful cover letter and resume outlining your interest and qualifications to [careers@peninsulahealthcaredistrict.org](mailto:careers@peninsulahealthcaredistrict.org) with **"PHCD allcove Peer Specialist"** in the subject line. *Application materials submitted without a cover letter will not be considered.* No exceptions.

Position is Open until filled.

###



**DATE:** September 28, 2023  
**TO:** PHCD Board of Directors  
**FROM:** Eddie Flores, Director Youth Behavioral Health Programs  
**RE:** allcove™ San Mateo Clinical Director Salary Adjustment

**BACKGROUND/DISCUSSION:**

In Spring 2022, PHCD Board approved the job description for the allcove™ San Mateo Clinical Lead position.

The clinical leader is a key leadership position within the allcove™ San Mateo youth drop-in center team who provides oversight to the coordination and delivery of clinical services. They are primarily responsible for providing clinical leadership and direction to the allcove™ center team, ensuring that day-to-day clinical work is carried out to effectively meet the needs of young people. The clinical lead will be an employee of PHCD and liaise and interact with clinical partner agencies.

The incumbent contributes to the development of evidence-based and innovative clinical services and promotes the delivery of mental health services that are of the highest quality. They provide clinical support and guidance to clinical staff and ensure staff are provided with adequate supervision.

The incumbent is also keenly engaged in clinical and caseload reviews and actively manages referrals and is adept in leading a multidisciplinary team. The clinical leader works collaboratively with all clinicians and staff located at the center and reports to the allcove™ center manager. This position also forms and maintains working demand for clinical services. Where required or during high demand, the clinical lead carries a caseload.

The position was approved to be advertised with the following salary & benefits:

- A full-time, non-exempt position (40hrs/week).
- Yearly compensation range of: Minimum- **\$120K - \$150K/yr. (Manager Salary Range)**
- In addition, Peninsula Health Care District benefits include: CalPers Pension, CalPers Health, Delta Dental Plan, VSP Vision Plan and Life Insurance as well as 10 paid holidays during the year accrued PTO- (eligible for at least 30 days within a year from e commencement of employment).

Although the position was advertised at the above range, the PHCD/CalPers Salary Schedule approval for this role is: \$79,000 (Minimum); \$117,000 (Mid); \$155,000 (Maximum). This Salary range was classified in the Manager range, and **now that PHCD will be operating allcove™ and serving as the lead agency, a Clinical Director level role is needed rather than a Lead. Thus, the adjusted salary range of \$130K - \$170K falls within the District's director role salary range.**

In addition, after assessing whether the scope of this role would be suitable to the proposed salary range, based on the nature of the responsibilities, the CEO directed staff to research similar roles and salary ranges. The research resulted in the following findings:

Name Of Agency	Salary	Role	Recommended to Adjust	If so, what amount?
One Life Counseling Services	\$160K	Senior Clinical Therapist	YES	Increase to \$160K (minimum base)
San Mateo County Health Department	\$155K– \$194K	Clinic Director	YES	At least to \$155K (minimum base)



Santa Clara County Behavioral Health Department employer of allcove Palo Alto	\$124K-151K	Program Manager II	NO	Same as Santa Clara Health Department
San Mateo County BHRS	\$155K-194K	Clinical Services Manager III-Community Health	YES	At least to \$155K (minimum base)
allcove Beach Cities as part of Beach Cities Healthcare District	\$83K - \$100K	Senior Clinical Therapist	Salary ranges aren't comparable to Bay Area clinical behavioral salary ranges, as salary ranges for clinical therapists in Beach Cities service area is lower.	They have a much lower range
StarVista	\$84K-100K	Licensed Clinical Supervisor	Salary ranges aren't comparable as they have a Chief Clinical Officer with a higher salary range that oversees behavioral clinical services for all of their programs	They have a much lower range for manager level clinicians
Caminar	\$120-\$145K	Behavioral Lead	YES	Adjust to \$145K-170K (increase from \$120K-150K)

### RECOMMENDATION:

Based on the current analysis of the similar roles in the market and due to the nature and scope of the new director level role needed for allcove™ San Mateo, it is recommended that the allcove™ San Mateo Clinical Director salary range be adjusted to the following salary range:

Proposed Adjusted Annual Salary Range:

Minimum	Mid	Maximum
\$87,000	\$137,000	\$187,000

*To be posted as: \$130K-170K/yr.*

This recommendation is based on the following reasons:

1. This would provide for a very competitive salary that would attract current seasoned practitioners which have experience in working with adolescent/youth, are possibly bilingual and have experience working with BIPOC youth and are familiar and/or local to San Mateo County.
2. This would align with the scope and role of a Center Clinical Director and lead practitioner with potentially their own caseload of patients and serve to lead model adherence, data evaluation, supervision of staff, and quality assessment & improvement for the allcove center.
3. This range would place the role at the same level as other PHCD salary ranges within director level roles and direct reports and senior leadership level responsibility.



*Attachment:*

1. Clinical Director Job Description w/adjusted salary range





## Current Job Opening: *allcove*<sup>™</sup> Clinical Director

Location: San Mateo, California, United States

Full-time - 40hrs/week

### ABOUT PENINSULA HEALTH CARE DISTRICT:

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### ABOUT ALLCOVE:

*allcove*<sup>™</sup> <https://allcove.org/> is a youth drop-in center model that has evolved from headspace in Australia and Foundry n British Columbia, Canada. PHCD is working closely with Stanford's Center for Youth Mental Health and Wellbeing (CYMHW) leadership who have been developed the model for California and successfully influencing the State of California Mental Health Services & Oversight Accountability Commission (MHSOAC) to provide start up grants for five pilot centers around the State. PHCD was successful in securing one of those 4-year grants. Here is the link to the State's initiative link: <https://mhsoc.ca.gov/initiatives/allcove-youth-drop-in-centers/>

### ABOUT THE OPPORTUNITY:

The clinical director is a key leadership position within the *allcove*<sup>™</sup> San Mateo youth drop-in center team who provides oversight to the coordination and delivery of clinical services. They are primarily responsible for providing clinical leadership and direction to the *allcove*<sup>™</sup> center team, ensuring that day-to-day clinical work is carried out to effectively meet the needs of young people. The clinical lead will be an employee of PHCD and liaise and interact with clinical partner agencies.

The clinical director works collaboratively with all clinicians and staff located at the center and reports to the *allcove*<sup>™</sup> center manager. This position also forms and maintains working demand for clinical services. Where required or during high demand, the clinical lead carries a small caseload on a planned, experimental and/or emergency basis.

### SKILLS AND RESPONSIBILITIES:

#### Service delivery

- Monitor and lead the ongoing delivery and improvement of a high standard of evidence-based care to clients, including appropriate clinical services across the behavioral health spectrum.
- Provide clinical leadership, and expertise to *allcove* clinicians and staff, and partner service and contractors, in the delivery of specialist behavioral health care to young people and their families.
- Develop and review clinical governance documents and processes.
- Demonstrate and maintain personal competency in the performance of high quality clinical and technical skills through involvement in direct service delivery.
- Contribute to the vision, strategic planning, and relevant policy development for the *allcove*<sup>™</sup> center.
- Ensure the collection of all relevant data to measure deliverables, continuously improve and evaluate the delivery of services at the *allcove* center.



- Ensure clinical staff are appropriately oriented and provided with adequate supervision, training, and professional development. This may also involve the clinical supervision of clinical interns or fellows, or staff not yet licensed, where applicable.
- Ensure clinical review meetings occur regularly and that documentation is completed appropriately.
- Liaise and work closely with the allcove™ Community Consortium members and external providers, attending mental health collaborative meetings with MHSOAC and Stanford Central allcove Team, and others to ensure the effective functioning of the allcove™ center.

#### Quality and safety

- Ensure compliance with relevant quality and safety professional and healthcare standards.
- Identify clinical risk issues and areas for improved clinical outcomes.

#### Relationships

- Develop and maintain key internal relationships with PHCD staff, allcove™ San Mateo center staff, contractors, and the Youth Advisory Group (YAG), as well as other collaborators, and key stakeholders.
- Build and maintain effective relationships with key stakeholders involved in the provision of health, behavioral health, and psychosocial services to young people.
- Identify, cultivate and explore funding opportunities and relationships as part of the center's financial sustainability model

### REQUIRED SKILLS, KNOWLEDGE, AND EXPERIENCE

- Significant skills in screening and assessment including conducting comprehensive behavioral health assessments, care planning and review, behavioral health interventions and service consultation.
- 3-5 years of experience in overseeing and running primary care clinics, a FQHC, community or school-based mental health program and/or other clinical practice
- Knowledge of adolescent development and the social and health needs of young people experiencing mental illness and other concurrent issues.
- Excellent organizational and time management skills, including the ability to prioritize competing priorities and deliver to agreed deadlines.
- Strong analytical thinking and problem-solving skills with ability to deliver innovative solutions.
- Ability to foster a cooperative team environment with the ability to work both independently and collaboratively as a productive team member.
- Knowledge of and experience with outcome measurement tools.
- An excellent track record in building and maintaining effective working relationships with a range of stakeholders.
- High level computer literacy and experience in clinical record systems and data management tools.
- Proven ability to implement changes and develop direction in clinical practice by the utilization of evidence-based research.
- Demonstrated skills in strategic and clinical service planning including an understanding of organizational behavior, change management and cultural change processes.

### PERSONAL ATTRIBUTES

- High levels of professionalism, confidentiality, and discretion.
- Ability and commitment to continuous learning.
- Strong work ethic.
- Bilingual preferred, Spanish.
- Adaptability and flexibility to changing work environments and requirements.
- Reliable and results focused.

### PROFESSIONAL REQUIREMENT

- Masters' level clinician (social work, mental health counselors, psychologists, licensed drug and alcohol counselors) with licensure in mental health and/or substance use, and clinical expertise and experience with adolescents and/or young adults as issued by the State Board of Behavioral Science Examiners.

- Ability to work flexible hours, including evenings and weekends.
- Valid driver's license and insurance.

#### WORK ENVIRONMENT AND PHYSICAL DEMANDS

While performing the duties of this job, the employee is regularly required to sit; use hands to finger, handle, or feel objects, tools, or controls; reach with hands and arms; and talk or hear. The employee must regularly lift and/or move up to 20 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

#### EQUAL EMPLOYMENT OPPORTUNITY AND INCLUSION

Peninsula Health Care District has a deep commitment to diversity, equity, inclusion, and equal opportunity. We are committed to building a team that is representative of our community. PHCD is an equal opportunity employer. Applicants will not be discriminated against because of race, color, creed, sex, sexual orientation, gender identity or expression, age, religion, national origin, political affiliation, citizenship status, disability, ancestry, marital status, veteran status, medical condition or any protected category prohibited by local, state or federal laws.

PHCD is committed to the full inclusion of all qualified individuals. As part of this commitment, we will ensure that persons with disabilities are provided reasonable accommodations. If reasonable accommodation is needed to participate in the job application or interview process and to perform essential job functions, of employment, please contact [careers@peninsulahealthcaredistrict.org](mailto:careers@peninsulahealthcaredistrict.org). Examples of reasonable accommodation include making a change to the application process or work procedures, providing documents in an alternate format and/or using specialized equipment.

#### COMPENSATION & BENEFITS

This is a full-time, non-exempt position (40hrs/week). Yearly compensation range of: Minimum- \$130K - \$170K/yr. In addition, Peninsula Health Care District benefits include: CalPers Pension, CalPers Health, Delta Dental Plan, VSP Vision Plan and Life Insurance as well as 10 paid holidays during the year. Accrued PTO- (eligible for at least 30 days within a year from the commencement of employment).

#### HOW TO APPLY

All applications are held in strict confidence. Please email a thoughtful cover letter and resume outlining your interest and qualifications to [careers@peninsulahealthcaredistrict.org](mailto:careers@peninsulahealthcaredistrict.org) with "**PHCD allcove Clinical Director**" in the subject line. *Application materials submitted without a cover letter will not be considered.* No exceptions. Advanced candidates will be required to submit references and a written sample.

Position is Open until filled

###



San Mateo County Health, Public Health Policy & Planning is conducting the 2023 Community Health Assessment (CHA) to collect information about the county’s current health status to understand the lives and needs of residents, based on the 2022 Health & Quality of Life (HQoL) survey and Fall 2023 CHA community forums. 3,053 adult residents responded to the HQoL survey, answering questions about physical and mental well-being, health risk behaviors, and quality of life. This factsheet is a summary of HQoL key findings about equity priority communities (communities experiencing the biggest health and social inequities in San Mateo County).

**Social Determinants of Health**

- **Pacific Islander** and **low income** communities had the lowest rates of **health insurance** coverage.
- **Low income** communities had the **highest** percentage of **fair/poor personal finances** and **food insecurity**.
- **LGBTQ+** communities fared **worse** than the county overall in **health insurance** coverage, **personal finances**, **homelessness**, **affordable housing**, and **food insecurity**. Of all equity priority communities, **LGBTQ+** communities fared **worst** in **housing** (homelessness and rating availability of affordable housing as fair/poor).

● = worse than county overall    ★ = worst of all equity priority communities

	Health Insurance	Personal Finances	Homelessness	Affordable Housing	Food Insecurity
18-39 years old	●	●	●		
Black		●	●	★	
Latino	●	●	●		●
Pacific Islander	★	●	●		●
HS edu or less	●	●	●		●
Low income	★	★	●		★
LGBTQ+	●	●	★	★	●
DC/Colma (94014)	●				
San Mateo (94401)	●				
NFO (94063)		●	★		●
EPA (94303)		●			●

HQoL survey questions:

- Health Insurance: Do you have any kind of health care coverage, including health insurance, prepaid plans such as HMOs, or government plans such as Medicare? (No)
- Personal Finances: Overall, how would you rate your personal or your family’s financial situation, in terms of being able to afford adequate food and housing, and to pay the bills you currently have? (Fair/Poor)
- Homelessness: Has there been any time in the past two years when you were living on the street, in a car, or in a temporary shelter? (Yes)
- Affordable Housing: Overall, how would you rate the availability of affordable housing in your community? (Fair/Poor)
- Food Insecurity: Does your family have enough food available on a regular basis? (No)



**Mental Health**

- **LGBTQ+** communities had the **highest**:
  - Percentage experiencing **depression**
  - Average number of **poor mental health days**
  - Percentage with four or more **adverse childhood experiences** (ACEs). ACEs are stressful or traumatic events that occurred during childhood, including abuse and neglect. People with four or more ACEs are at higher risk for health problems.
- **Black** communities overwhelmingly had the **highest** percentage emotionally affected by **racism**.
- **Latino, low income, LGBTQ+, North Fair Oaks** (zip 94063), and **East Palo Alto** (zip 94303) communities fared **worse** than the county overall in all **mental health** areas.

● = worse than county overall    ★ = worst of all equity priority communities

	Depression	Average # of Poor Mental Health Days	Affected by Racism	Adverse Childhood Experiences
18-39 years old	●	●	●	
Black			★	●
Latino	●	●	●	●
Pacific Islander	●		●	
HS edu or less	●	●		●
Low income	●	●	●	●
LGBTQ+	★	★	●	★
DC/Colma (94014)			●	
San Mateo (94401)		●	●	
NFO (94063)	●	●	●	●
EPA (94303)	●	●	●	●

HQoL survey questions:

- Depression: Have you had two years or more in your life when you felt depressed or sad most days, even if you felt okay sometimes? (Yes)
- Average # of Poor Mental Health Days: Now thinking about your mental health, which includes stress, depression, and problems with emotions, for how many days during the past 30 days was your mental health not good?
- Affected by Racism: Within the past 30 days, have you felt emotionally upset--for example, angry, sad, or frustrated--as a result of how you were treated based on your race? (Yes)
- Adverse Childhood Experiences: Calculated based on 11 survey questions used to identify respondents' experiences related to stressful or traumatic events during childhood, including abuse and neglect; the number of questions a respondent answers "yes" is added together to calculate an Adverse Childhood Experiences (ACEs) score



**Substance Use**

- **San Mateo** (zip 94401) reported the **highest** percentages of **binge drinking**.
- Individuals with **high school education or less** and **low income** communities had the **highest** percentages of **cigarette smoking**.
- **LGBTQ+** communities had the **highest**:
  - Average number of days using **marijuana** in the last 30 days
  - Percentage currently **vaping**
  - Percentage ever using **illegal drugs**
- **LGBTQ+** and **North Fair Oaks** (zip 94063) communities fared **worse** than the county overall in all **substance use** areas.

● = worse than county overall    ★ = worst of all equity priority communities

	Binge Drinking	Cigarette Smoking	Marijuana Use	Vaping	Illegal Drug Use
18-39 years old	●		●	●	●
Black	●				
Latino	●		●	●	●
Pacific Islander	●	●			●
HS edu or less		★	●		●
Low income		★	●	●	●
LGBTQ+	●	●	★	★	★
DC/Colma (94014)		●		●	
San Mateo (94401)	★				●
NFO (94063)	●	●	●	●	●
EPA (94303)	●		●	●	●

HQoL survey questions:

- Binge Drinking: Calculated based on the number of drinks respondent occasionally has (five or more drinks for men and four or more drinks for women)
- Cigarette Smoking: Do you smoke cigarettes now? (Yes)
- Marijuana Use: During the past 30 days, on how many days did you use marijuana or hashish?
- Vaping: Do you now use e-cigarettes or other electronic "vaping" products? (Every day or some days)
- Illegal Drug Use: During the past year, have you used an illegal drug? (Yes)



**Chronic Disease**

- Of all equity priority communities, **Pacific Islander** communities had the **highest** percentages of **arthritis, diabetes, cardiovascular risk, and overweight/obese**
- **North Fair Oaks** (zip 94063) and **East Palo Alto** (zip 94303) had the **highest** percentages with **asthma**.
- **East Palo Alto** (zip 94303) had the **lowest** percentage **practicing healthy behaviors**.
- **Black, low income, and East Palo Alto** (zip 94303) communities fared **worse** than the county overall in all **chronic disease** areas.

● = worse than county overall    ★ = worst of all equity priority communities

	Arthritis	Asthma	Diabetes	Cardiovascular Risk	Overweight/Obese	Healthy Behaviors
<b>18-39 years old</b>						
<b>Black</b>	●	●	●	●	●	●
<b>Latino</b>		●			●	●
<b>Pacific Islander</b>	★		★	★	★	●
<b>HS edu or less</b>	●		●	●	●	●
<b>Low income</b>	●	●	●	●	●	●
<b>LGBTQ+</b>			●			
<b>DC/Colma (94014)</b>	●		●	●		
<b>San Mateo (94401)</b>	●	●		●		●
<b>NFO (94063)</b>		★	●	●		
<b>EPA (94303)</b>	●	★	●	●	●	★

HQoL survey questions:

- Arthritis: Have you ever been told by a doctor, nurse, or other health professional that you had arthritis or rheumatism? (Yes)
- Asthma: Have you ever been told by a doctor, nurse, or other health professional that you had asthma? (Yes)
- Diabetes: Have you ever been told by a doctor, nurse, or other health professional that you have diabetes, not counting diabetes only occurring during pregnancy? (Yes)
- Cardiovascular Risk: Calculated based on respondents' answers to questions about smoking cigarettes (yes), regular physical activity (no), high blood pressure (yes), high cholesterol (yes), and weight and height (overweight/obese BMI)
- Overweight/Obese: Calculated based on respondents' answers to questions about their weight and height which are used to determine body mass index (BMI); a BMI of 25.0-29.9 is considered overweight and a BMI of 30.0 or higher is considered obese
- Healthy Behaviors: Calculated based on respondents' answers to questions about smoking cigarettes (no), weight and height (overweight/obese BMI), regular physical activity (yes), and servings of fruits and/or vegetables per day (at least five servings)

For more San Mateo County health data:

- View the 2023 Community Health Needs Assessment at [https://www.smcalletogetherbetter.org/content/sites/sanmateo/Reports/SMC\\_CHNA\\_2023.pdf](https://www.smcalletogetherbetter.org/content/sites/sanmateo/Reports/SMC_CHNA_2023.pdf).
- Visit the San Mateo County All Together Better Data Portal at <https://www.smcalletogetherbetter.org/>.

# COMMUNITY HEALTH NEEDS ASSESSMENT (CHNA) OVERVIEW

PENINSULA HEALTH CARE DISTRICT 9/28/23

Tamarra Jones, DrPH  
Email: [TJones1@smcgov.org](mailto:TJones1@smcgov.org)



2023 Community Health  
Needs Assessment  
Health & Quality of Life in San Mateo County



OVERVIEW OF  
THE CHNA  
(ALSO KNOWN AS COMMUNITY  
HEALTH ASSESSMENT)

## OVERVIEW OF METHODOLOGY

- 2022 Health and Quality of Life Survey (HQoL)
  - Measures of physical and mental well-being, health risk behaviors, and quality of life indicators (housing, financial situation)
  - Administered to adults every 3-5 years since 1998
  - 3,053 residents responded to the survey in 2022
  - Populations oversampled in the survey
    - African-American/Black
    - Low-income
    - Pacific Islander
    - Coastside
    - Latino
    - LGBTQ+



DATA HIGHLIGHTS



## SUMMARY OF SAN MATEO HEALTH

San Mateo is ranked 2<sup>nd</sup> healthiest county in California

- Low uninsured rates
- Low unemployment rates
- Low incidents of violent crimes
- Well educated population

## EQUITY PRIORITY COMMUNITIES – AN EQUITY FOCUS

- Compared to overall county, certain communities and geographic areas experience the biggest health and social disparities:
  - Younger adults
  - Black, Latino, Pacific Islander communities
  - Those with high school education or less
  - Those who have a low income (<200% FPL)
  - LGBTQ+ community
  - Zip codes with the lowest Healthy Places Index scores (least healthy conditions). Areas within:
    - Daly City/Colima (94014), East Palo Alto (94303), North Fair Oaks (94063), San Mateo (94401)

### Social Determinants of Health

● = worse than county overall  
 ☆ = worst of all communities

### Health Inequities

	Health Insurance	Personal Finances	Homelessness	Affordable Housing	Food Insecurity
18-39 years old	●	●	●		
Black	●	●	●	☆	●
Latino	●	●	●		●
Pacific Islander	☆	●	●		●
HS edu or less	●	●	●		●
Low income	☆	☆	●		☆
LGBTQ+	●	●	☆	☆	●
DC/Colima (94014)	●				
San Mateo (94401)	●		☆		●
NFO (94063)					●
EPA (94303)					●

### Social Determinants of Health

### Trends





## Mental Health

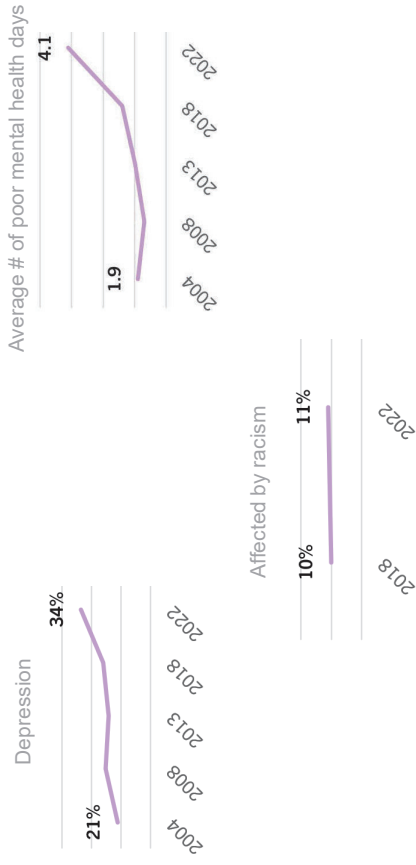
# Health Inequities

● = worse than county overall  
 ☆ = worst of all communities

	Depression	Average # of Poor Mental Health Days	Affected by Racism	Adverse Childhood Experiences
18-39 years old	●	●	●	●
Black	●	●	☆	●
Latino	●	●	●	●
Pacific Islander	●	●	●	●
HS edu or less	●	●	●	●
Low income	●	●	●	●
LGBTQ+	☆	☆	●	☆
DC/Colima (94014)			●	
San Mateo (94401)		●	●	
NFO (94063)	●	●	●	●
EPA (94303)	●	●	●	●

## Mental Health

# Trends



## Substance Use

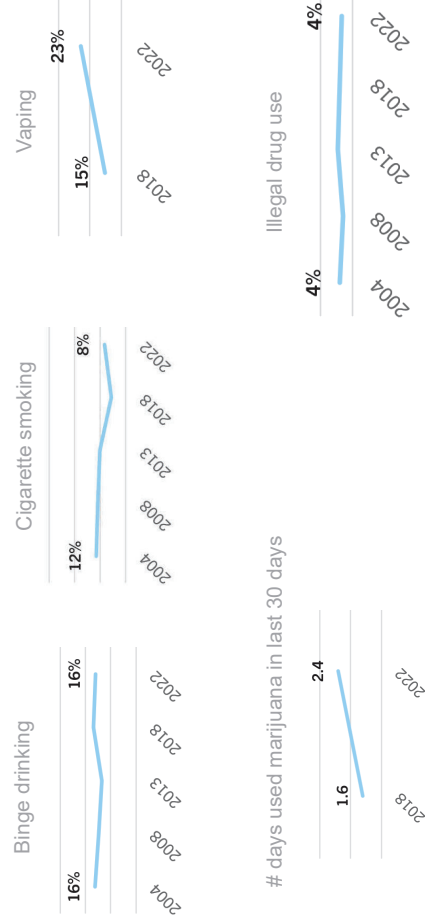
# Health Inequities

● = worse than county overall  
 ☆ = worst of all communities

	Binge Drinking	Cigarette Smoking	Marijuana Use	Vaping	Illegal Drug Use
18-39 years old	●	●	●	●	●
Black	●	●	●	●	●
Latino	●	●	●	●	●
Pacific Islander	●	●	●	●	●
HS edu or less	●	☆	●	●	●
Low income	●	☆	●	●	●
LGBTQ+	●	●	☆	☆	☆
DC/Colima (94014)		●		●	
San Mateo (94401)	☆	●	●	●	●
NFO (94063)	●	●	●	●	●
EPA (94303)	●	●	●	●	●

## Substance Use

# Trends



## Chronic Disease

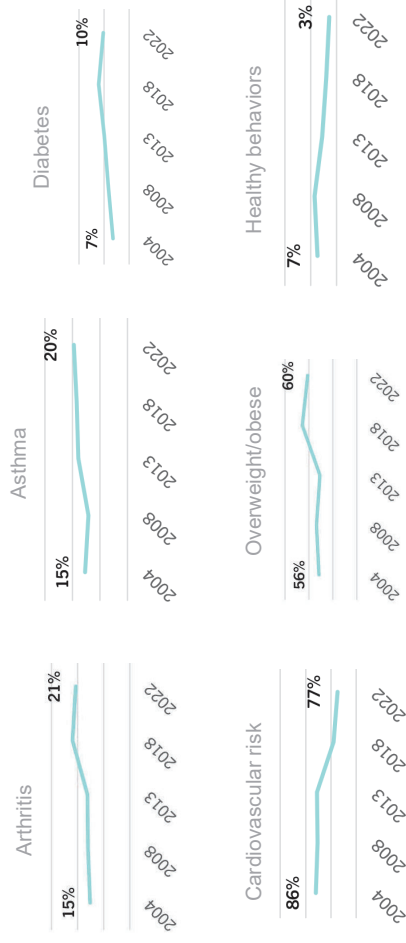
## Health Inequities

● = worse than county overall  
 ☆ = worst of all communities

	Arthritis	Asthma	Diabetes	Cardiovascular Risk	Overweight/Obese	Healthy Behaviors
18-39 years old	●	●	●	●	●	●
Black	●	●	●	●	●	●
Latino	☆	●	☆	☆	☆	●
Pacific Islander	●	●	●	●	●	●
HS edu or less	●	●	●	●	●	●
Low income	●	●	●	●	●	●
LGBTQ+	●	●	●	●	●	●
DC/Colima (94014)	●	●	●	●	●	●
San Mateo (94401)	●	●	●	●	●	●
NFO (94063)	●	☆	●	●	●	●
EPA (94303)	●	☆	●	●	●	☆

## Chronic Disease

## Trends








## NEXT STEPS

- Community Health Assessment (CHA) Community Forums
  - English: 10/2 (East Palo Alto)
  - Spanish: 10/10 (Redwood City), 10/11 (Half Moon Bay)
- Community Health Improvement Plan virtual kick off meeting: 11/1

More Information (including forum registration): [PHPP Strategic Direction - San Mateo County Health \(smchealth.org\)](#)

# Overview of Other Community Health Needs Assessments

# 2022 HOSPITAL COMMUNITY HEALTH NEEDS ASSESSMENTS

Dignity Health Sequoia Hospital	Kaiser Permanente Redwood City Medical Center	Kaiser Permanente South San Francisco Medical Center	Stanford Health Care	Sutter Health Mills Peninsula Medical Center
 <p>21 interviews Community survey</p>	 <p>100 core indicators 14 key informant interviews</p>	 <p>100 core indicators 12 key informant interviews</p>	 <p>250 health indicators 15 key informant interviews 8 focus groups</p>	 <p>250 health indicators 8 key informant interviews 7 focus groups</p>

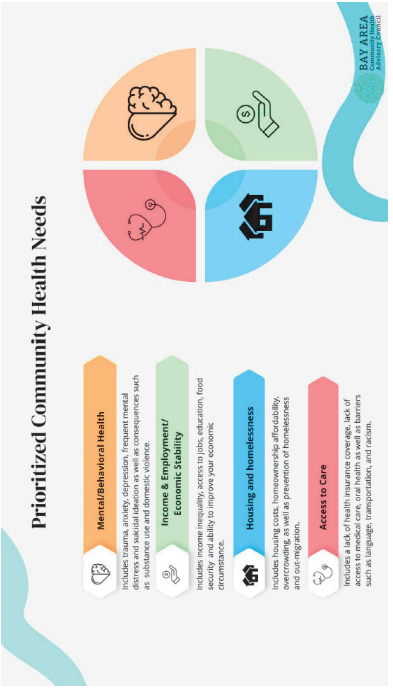
# SUMMARY OF 2022 HOSPITAL CHINA PRIORITIES

Dignity Health Sequoia Hospital	Kaiser Permanente - Redwood City	Kaiser Permanente - South San Francisco	Stanford Health Care	Sutter Health Mills Peninsula
<p><b>Social Determinants of Health</b></p> <ul style="list-style-type: none"> <li>Income &amp; employment (1)</li> <li>Housing (2)</li> <li>Structural racism (5)</li> <li>Education (6)</li> </ul>	<p><b>Income &amp; employment (1)</b></p> <ul style="list-style-type: none"> <li>Housing (3)</li> <li>Education (5)</li> <li>Structural racism (6)</li> </ul>	<p><b>Economic security (1)</b></p> <ul style="list-style-type: none"> <li>Housing &amp; homelessness (2)</li> <li>Climate &amp; natural environment (7)</li> <li>Community safety (6)</li> </ul>	<p><b>Economic security (1)</b></p> <ul style="list-style-type: none"> <li>Housing &amp; homelessness (2)</li> <li>Climate &amp; natural environment (7)</li> <li>Community safety (6)</li> </ul>	<p><b>Economic security<sup>98</sup></b></p> <ul style="list-style-type: none"> <li>Housing &amp; homelessness<sup>98</sup></li> <li>Climate/natural environment<sup>98</sup></li> <li>Community safety<sup>98</sup></li> </ul>
<p><b>Behavioral Health</b></p> <ul style="list-style-type: none"> <li>Mental health</li> <li>Access to health care</li> <li>Preventive practices</li> <li>Chronic diseases</li> </ul>	<p><b>Mental &amp; behavioral health (3)</b></p> <ul style="list-style-type: none"> <li>Access to care (4)</li> </ul>	<p><b>Behavioral health (3)</b></p> <ul style="list-style-type: none"> <li>Access to care (4)</li> </ul>	<p><b>Behavioral health (3)</b></p> <ul style="list-style-type: none"> <li>Access to care (4)</li> </ul>	<p><b>Behavioral health<sup>98</sup></b></p> <ul style="list-style-type: none"> <li>Healthcare access &amp; delivery<sup>98</sup></li> </ul>
<p><b>Maternal and Infant Health</b></p> <ul style="list-style-type: none"> <li>COVID-19</li> </ul>	<p><b>Access to care (4)</b></p> <ul style="list-style-type: none"> <li>Chronic diseases</li> </ul>	<p><b>Health care access &amp; delivery (4)</b></p> <ul style="list-style-type: none"> <li>Diabetes &amp; obesity (5)</li> <li>Cancer (9)</li> </ul>	<p><b>Diabetes &amp; obesity (5)</b></p> <ul style="list-style-type: none"> <li>Cancer (9)</li> </ul>	<p><b>Diabetes &amp; obesity<sup>98</sup></b></p> <ul style="list-style-type: none"> <li>Maternal &amp; infant health<sup>98</sup></li> </ul>
<p><b>Infectious Diseases</b></p> <ul style="list-style-type: none"> <li>Unintended Injuries/Accidents</li> </ul>	<p><b>COVID-19</b></p>	<p><b>Sexually Transmitted Infections (10)</b></p>	<p><b>Sexually Transmitted Infections (10)</b></p>	<p><b>Social Transmitted Infections<sup>98</sup></b></p> <ul style="list-style-type: none"> <li>Unintended injuries/accidents<sup>98</sup></li> </ul>

# SOCIAL HEALTH EQUITY PROJECT SUMMARY OF 2022 COMMUNITY HEALTH NEEDS ASSESSMENT PROCESSES



# SOCIAL HEALTH EQUITY PROJECT SUMMARY OF 2022 HOSPITAL CHINA PRIORITIES





## Questions & Answers

**FOURTH AMENDMENT TO AMENDED AND RESTATED  
EXCLUSIVE NEGOTIATING AGREEMENT**

This FOURTH AMENDMENT TO AMENDED AND RESTATED EXCLUSIVE NEGOTIATING AGREEMENT (“**Fourth Amendment**”) dated for reference purposes as of September \_\_, 2023 (“**Fourth Amendment Effective Date**”) is entered into by and between the Peninsula Health Care District, a political subdivision of the State of California (“**District**”), PMB LLC, a California limited liability company (“**PMB**”), Generations LLC, an Oregon limited liability company (“**Generations**”), and MidPen Housing Corporation, a California nonprofit public benefit corporation. PMB, Generations, and MidPen are referred to collectively herein as “**Developer**” or “**Developers.**” The District and Developer are sometimes referred to individually herein as “**Party**” and collectively as the “**Parties.**”

**RECITALS**

A. The District and the Developer are parties to that Amended and Restated Exclusive Negotiating Agreement, dated as of October 21, 2021, as amended by that certain First Amendment to Amended and Restated Exclusive Negotiating Agreement, dated July 22, 2022, and as amended by that certain Second Amendment to Amended and Restated Exclusive Negotiating Agreement, dated January 9, 2023 (collectively, the “**Restated Agreement**”). The Restated Agreement amended and restated the Original ENA in its entirety, established terms and provisions to ensure coordination and cooperation between the District and each Developer to negotiate a Term Sheet during the Term Sheet Phase and a Ground Lease and DDA during the DDA Phase, and memorialized other agreements of the Parties in connection with the Project. All capitalized terms used but not defined herein shall have the meanings given to them in the Restated Agreement.

B. On or about June 23, 2022, the Board adopted Resolution No. 2022-11 authorizing Developer to initiate the entitlement process with the City of Burlingame based on Developer’s revised PWC 3.0 site plan attached to Resolution No. 2022-11.

C. Pursuant to the Restated Agreement, Developer is required to prepare and submit to the District a detailed proforma and financing plan that demonstrates the financial feasibility to develop and complete the Project. On August 7, 2023, Developer submitted an updated proforma and financing plan for Developer’s revised PWC 3.0 site plan. The District is reviewing and considering the Developer’s updated proforma and financing plan. In addition to the Project’s proforma and financing plan, the Parties are in the process of negotiating key issues related to the design, development, and programming of the Project.

D. On or about August 14, 2023, the Developer exercised its thirty (30) day Extension Option Period, extending the Term Sheet Phase from August 15, 2023 to September 14, 2023 pursuant to Section 2.1.1 of the Restated Agreement.

E. On or about September 11, 2023, by letter acknowledged and agreed by the District through its Chief Executive Officer and Developer, the Parties mutually agreed to exercise their thirty (30) day extension of the Term Sheet Phase from September 14, 2023 to October 14, 2023 pursuant to Section 2 of the Third Amendment to the Restated Agreement.

F. To allow the Developer additional time to prepare the detailed proforma and financing plan and for the Parties to continue negotiating the Term Sheets, the Parties desire to further amend the Restated Agreement to extend the Term Sheet Phase, in accordance with the terms set forth herein.

## AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and approved, the District and Developer hereby mutually agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Extension of Term Sheet Phase. To provide Developer the time needed to prepare and submit a proforma and financing plan for the Project and for the Parties to negotiate the Term Sheets, Section 2.1 of the Restated Agreement is hereby amended to provide that the Term Sheet Phase shall expire on November 13, 2023. All other terms and provisions in Section 2 of the Restated Agreement shall remain in full force and effect.
  - a. Extension Option Periods. For the avoidance of doubt, the Parties agree and acknowledge that Developer has one remaining sixty (60) day Extension Option Period and one remaining thirty (30) day Extension Option Period.
  - b. Mutual Extension. The Developer and the District may mutually agree in writing, to extend the Term Sheet Phase, by an additional sixty (60) calendar days without further amendment to the Restated Agreement. The District's Chief Executive Officer may approve such sixty (60) day extension on behalf of the District. The sixty (60) day mutual extension set forth in this Section 2(b) shall be in addition to the Parties' mutual extension set forth in Section 2 of the Third Amendment that was exercised by the Parties on or about September 11, 2023 as described in Recital E above. Any mutual extensions of the Term Sheet Phase beyond sixty (60) days shall require approval of the Board.
3. Miscellaneous.
  - a. Incorporation. This Fourth Amendment constitutes a part of the Restated Agreement and any reference to the Restated Agreement shall be deemed to include a reference to the Restated Agreement as amended by this Fourth Amendment.
  - b. Ratification. To the extent of any inconsistency between this Fourth Amendment and the Restated Agreement, the provisions contained in this Fourth Amendment shall control. As amended by this Fourth Amendment, all terms, covenants, conditions, and provisions of the Restated Agreement shall remain in full force and effect.
  - c. Successors and Assigns. This Fourth Amendment shall be binding upon and inure to the benefit of the respective successors and assigns of the District and the Developer.

- d. Counterparts. This Fourth Amendment may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same document, binding on all parties hereto notwithstanding that each of the parties hereto may have signed different counterparts. This Fourth Amendment may be signed electronically via DocuSign or similar software, and delivery of pdf copies of signatures via email shall be deemed delivery of originals.
  
- e. Integration. This Fourth Amendment contains the entire agreement between the parties hereto with respect to the subject matter of this Fourth Amendment. Any prior correspondence, memoranda, agreements, warranties or representations relating to such subject matter are superseded in total by this Fourth Amendment. No prior drafts of this Fourth Amendment or changes from those drafts to the executed version of this Fourth Amendment shall be introduced as evidence in any litigation or other dispute resolution proceeding by either party hereto or any other person, and no court or other body shall consider those drafts in interpreting this Fourth Amendment.

IN WITNESS WHEREOF, the Parties hereto have executed this Fourth Amendment as of the Fourth Amendment Effective Date.

**DISTRICT**

PENINSULA HEALTH CARE DISTRICT,  
a political subdivision of the State of California

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**DEVELOPERS**

PMB LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

GENERATIONS LLC,  
an Oregon limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

MIDPEN HOUSING CORPORATION,  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



# allcove

reimagining mental health for young people

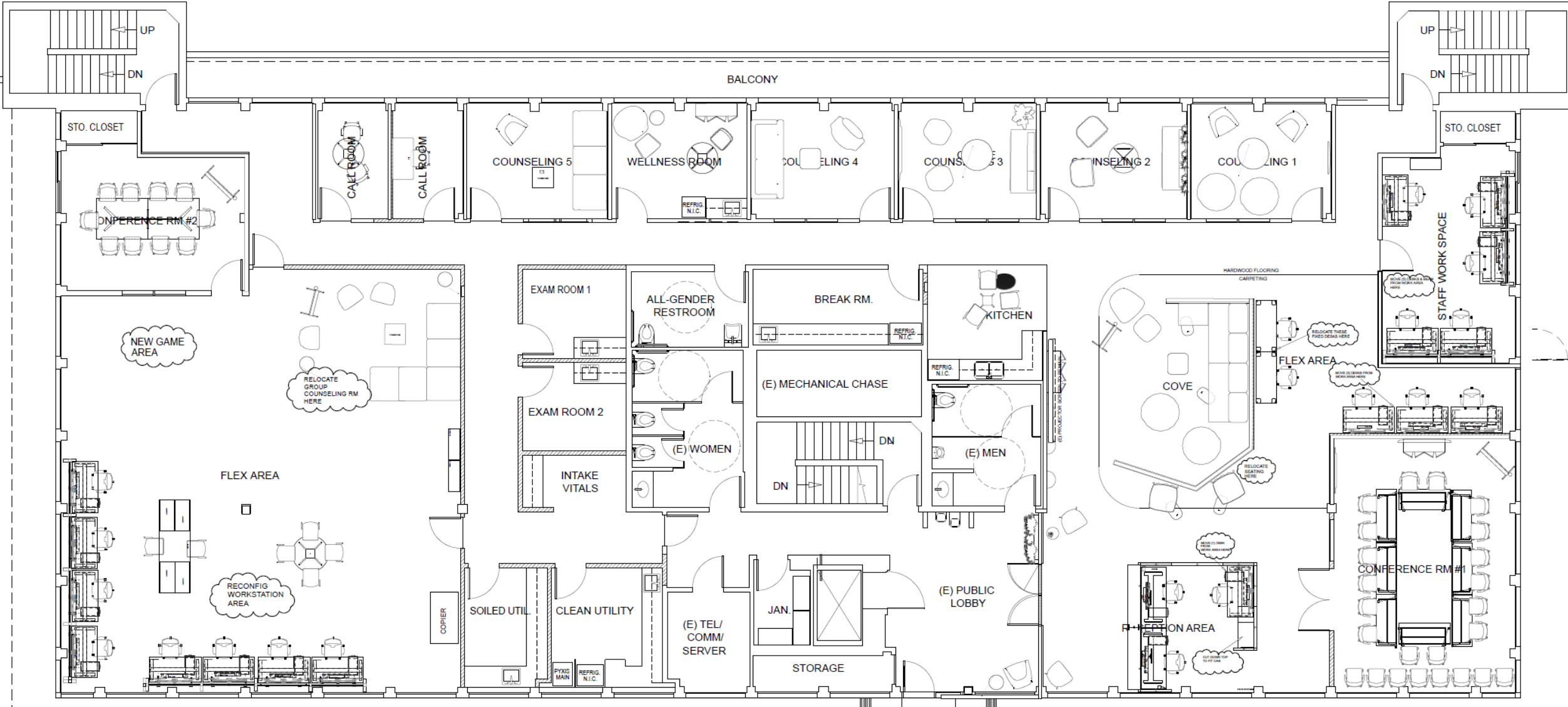
Brought to you by Peninsula Health Care District



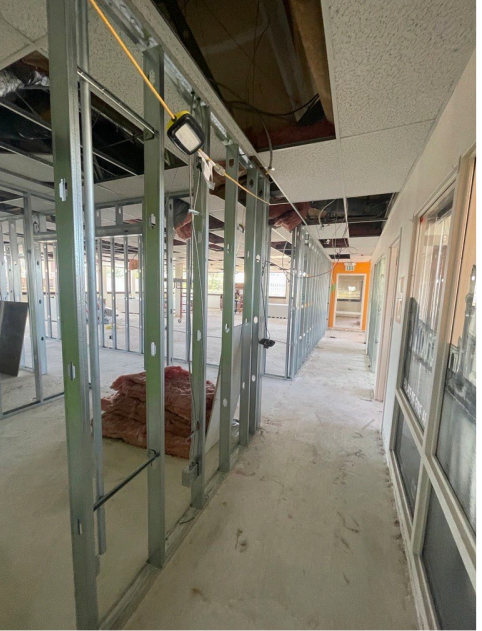
# allcove™ San Mateo's Tenant Improvements

- Following the Beach Cities site tour, staff adjusted the space plans
  - New flex space for youth (the previous staff work area)
  - A new staff workspace area (the previous group counseling room)
  - An additional wall for more privacy for the counseling rooms ADA and public lobby improvements by landlord
- The ADA access ramp in the public lobby and improvements (new carpet and paint) will be covered by the owner of the property
- Construction started in the beginning of July and is slated to finish T.I. by the end of September!

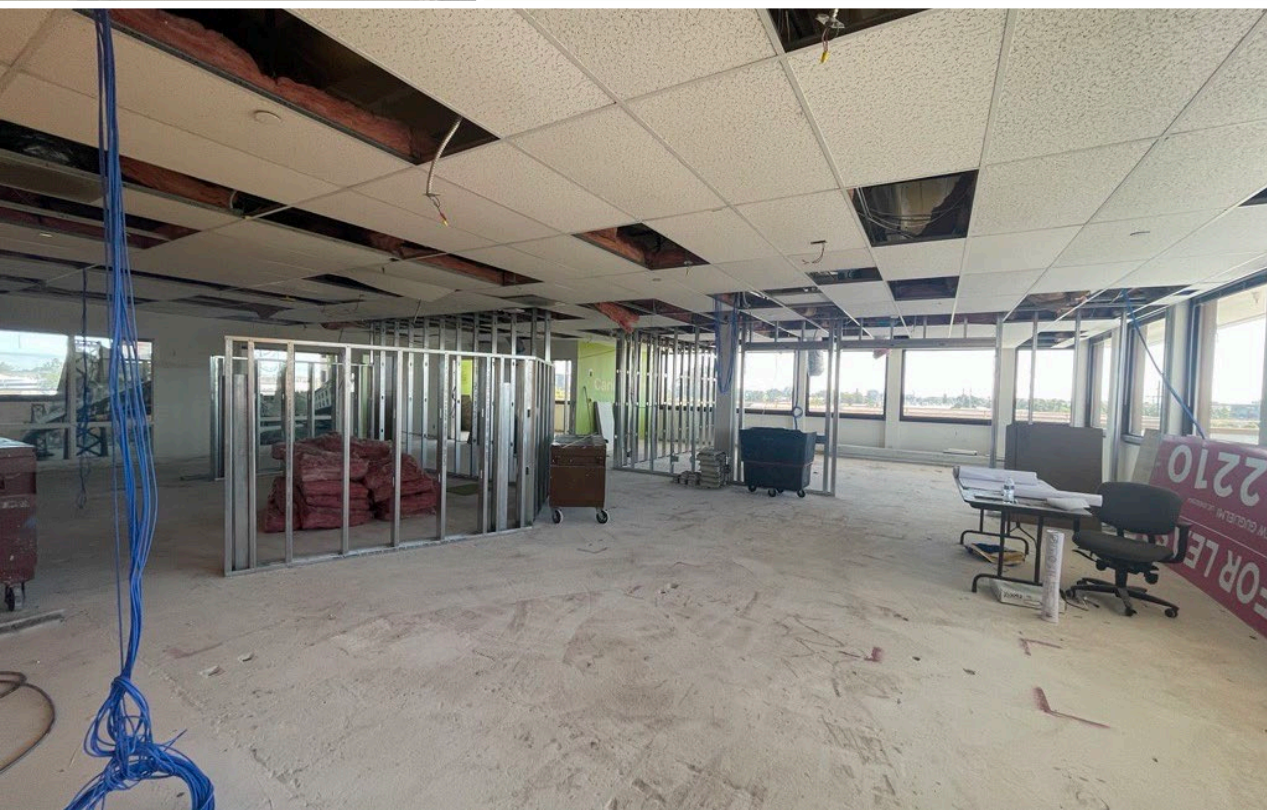
# New Layout Design







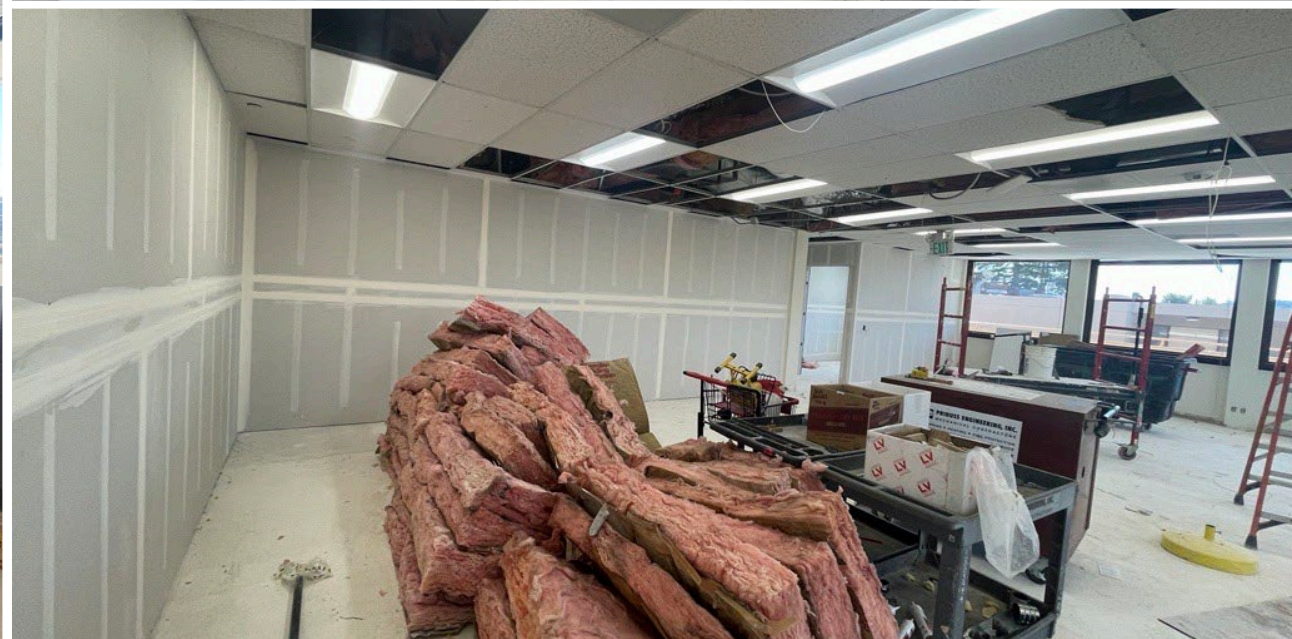
**July 2023**







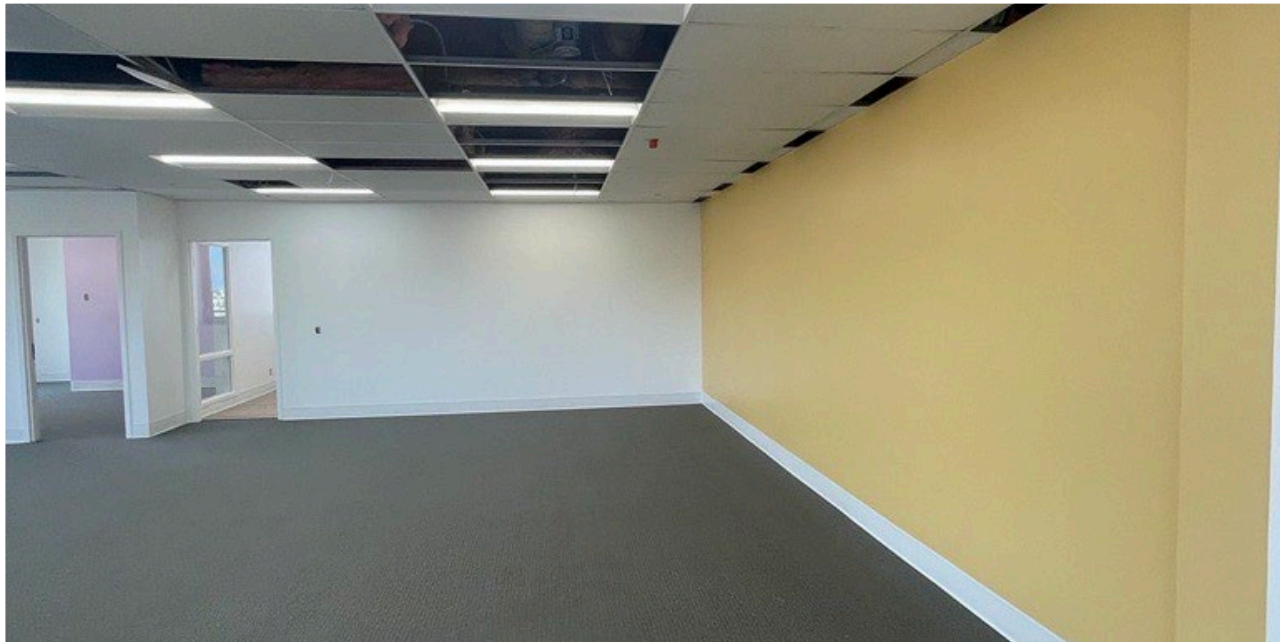
**August 2023**







**September 2023**





# Questions?



find your  
moment.

find your  
space.

find your  
center.

# Contact Us



Eddie Flores – Director, Youth Behavioral Health Programs

[eddie.flores@peninsulahealthcaredistrict.org](mailto:eddie.flores@peninsulahealthcaredistrict.org)

Main: 650.697.6900

C: 650.278.8947



Jackie Almes – Youth Outreach Specialist

[jackie.almes@peninsulahealthcaredistrict.org](mailto:jackie.almes@peninsulahealthcaredistrict.org)

Main: 650.697.6900





RECEIVED

September 12, 2023

SEP 19 2023

BY: \_\_\_\_\_

Dear Friends,

I am so grateful for your continued support of Mills-Peninsula Medical Center over the years. Partnerships with generous donors like you have always helped us heal our patients – body and soul. Whether it is by funding new medical technologies, aiding disease management programs or helping expand our facilities, our donors help us transform the future of healthcare in our community. It is a powerful mission and one we have the privilege to work to fulfill.

Today, I am thrilled to share some exciting news about the appointment of our new CEO, Darian Harris, MHA. Darian most recently served as the chief executive for Providence St. Joseph Hospital and Providence Redwood Memorial Hospital in Humboldt County where he was responsible for all quality, safety, physician and caregiver engagement, patient experience, strategic and business development, as well as the overall fiscal performance of both facilities. Prior to this role, he served as the chief executive for Providence's Healdsburg and Petaluma Valley hospitals in Sonoma County. I have had the chance to sit down with Darian and talk with him about his perspective on the importance of donors like you.

*“Your partnership with Mills-Peninsula Medical Center has been a cornerstone of our success in lifting the health and wellbeing of our community for more than a century; and continuing this legacy together will be crucial as we elevate and enhance access to world-class services within our community,” said Darian. “I am thrilled to join the Mills-Peninsula team. I look forward to meeting with donors and creating meaningful opportunities to connect your passion and immense generosity with our innovative efforts to solve the biggest challenges facing healthcare in the years to come. Philanthropy, and our donors – you – are a critical part of our Mills-Peninsula team and our collective ability to transform healthcare for the generations to come.”*

Darian has a strong track record of developing partnerships, focused on cultivating strong relationships. He has spent many years in service to Northern California communities, concentrating on high-quality care, physician and caregiver engagement and providing the best possible patient experience. On the personal side, Darian's wife is a nurse practitioner, and they have two young children. We are very grateful to have Darian on our team.



I look forward to finding opportunities for Darian to meet our donors in the next few months. I believe Darian is truly well-positioned to help guide and enhance Mills-Peninsula Medical Center's excellent reputation well into the future. Please feel free to reach out to me directly if you have any questions or if I can assist you in anyway: [Amanda.Martin5@sutterhealth.org](mailto:Amanda.Martin5@sutterhealth.org) or (650) 302-5129.

Sincerely,

Amanda Kiernan Martin  
 Executive Director  
 Mills-Peninsula Hospital Foundation