

**Meeting Date:** 9/15/2015

**Report Type:** Consent

**Report ID:** 2015-00674

**Title: (Housing Authority) Alder Grove Health and Wellness Clinic**

**Location:** Alder Grove Public Housing Community - Revere Street, District 4

**Recommendation:** Pass a Housing Authority Resolution 1) authorizing the Executive Director, or designee, to accept \$150,000 in funding from the County of Sacramento, amend the Agency budget and allocate those funds for the rehabilitation of the proposed Alder Grove Health and Wellness Clinic; 2) authorizing the Executive Director, or her designee, to solicit and contract to rehabilitate the clinic located at 752 Revere Street; 3) authorizing the Executive Director, or her designee, to solicit and contract with a provider to administer, operate and occupy the proposed Primary Care Clinic; and 4) authorizing the creation of a committee to select a provider for the proposed clinic which will include the following members: one individual assigned by the County Supervisor Phil Serna, one individual assigned by City Councilmember Steve Hansen, one individual assigned by the Sacramento Housing and Redevelopment Agency (SHRA), one representative from Sacramento County Health and Human Services Division, and one SHRA Commissioner.

**Contact:** Mary Liz Paulson, Housing Authority Assistant Director, (916) 440-1334, Sacramento Housing and Redevelopment Agency

**Presenter:** Mary Liz Paulson, Housing Authority Assistant Director, (916) 440-1334, Sacramento Housing and Redevelopment Agency

**Department:** Sacramento Housing & Redevelopment Agency

**Division:** Sacramento Housing & Redevelopment Agency

**Dept ID:**

**Attachments:**

1-Description/Analysis

2-Housing Authority Resolution

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**SHRA Counsel Review**

Approved as to Form

David Levin

9/8/2015 10:40:19 AM

**Approvals/Acknowledgements**

Department Director or Designee: LaShelle Dozier - 8/28/2015 4:10:29 PM

## Description/Analysis

**Issue Detail:** The proposed Alder Grove Health and Wellness Clinic located in the Sacramento Promise Zone will be a primary care clinic for residents living in Sacramento County with the goal of providing access to quality health care in the Alder Grove and Marina Vista communities. The Alder Grove and Marina Vista communities are located west of Interstate 5, south of Highway 50, and north of 4<sup>th</sup> Avenue. The clinic practitioner will promote wellness through peer-to-peer and practitioner to patient interactions. The on-site health and wellness clinic will act as a lever to change the health outcomes of families in the Alder Grove and Marina Vista Communities.

### Background

In 1995 the Housing Authority of the City of Sacramento, in partnership with the University of California, Davis Health System, established an on-site Health Clinic in the Alder Grove community. After successfully operating for several years, the original clinic closed and another clinic was opened nearby in a larger space at 776-A Revere Street. Approximately 10 years ago that clinic also closed, leaving a gap in accessible health care for disadvantaged residents living in and around the Alder Grove/Marina Vista communities.

With the advent of the Affordable Care Act and changes to health care in California, staff is eager to re-establish a clinic to serve the Marina Vista and Alder Grove communities. Upon Board approval, SHRA will issue a Request for Qualifications (RFQ) to recruit a qualified Primary Care clinic operator committed to providing primary care and preventive care on-site at the 752 Revere Street location in the Alder Grove Community. The selected organization can operate the on-site clinic either as a licensed “stand alone” clinic or as a satellite location of a licensed clinic operating elsewhere in the City or County of Sacramento.

It is proposed that the selected organization operate the clinic with a flexible schedule to include Saturday appointments. The Clinic will provide direct services to older adults, adults, infants, children, and teens to include the following:

- primary care
- health risk assessments
- immunizations and injections
- exams and screenings
- prescriptions and pharmaceuticals
- coordination with service providers to offer, educational, intervention, and incentive programs
- sports physicals
- lab tests, biometric screenings, and preventive care
- well-baby clinics
- pre-natal services

The selected provider will be responsible to fund the day-to-day operations of the Clinic. They must be under contract with Medicare, Medicaid, at least two other health insurers, and must demonstrate they are financially stable enough to operate the clinic for a minimum contract of five years.

It is anticipated that the RFQ will be released for bids in late October. SHRA Procurement Department staff will work with Housing Authority staff to facilitate the selection of a primary care provider. The review team for this selection process will include members appointed by SHRA,

County Supervisor Phil Serna, City Councilmember Steve Hansen, and County staff. The standard lease agreement for the clinic will be for a minimum of five years.

The selected provider will work in concert with the SHRA staff to develop renovation specifications, assist in the selection of a qualified contractor, and manage the rehabilitation process. The timeline proposes the selection of a qualified provider by November 2015, and the selection of a contractor by early 2016.

**Policy Considerations:** One of the goals of the Housing Authority is to help residents achieve economic self-sufficiency. The Health and Wellness Clinic will remove a barrier to employment by providing easily accessible health care at times that are convenient to residents who work or attend classes. In order for households to exit public housing successfully with financial independence, it is important for them to attend and successfully complete employment training and self-sufficiency activities. The Housing Authority provides resident services through the Resident Opportunities for Self Sufficiency (ROSS) and Family Self Sufficiency (FSS) programs. Residents in these programs have the opportunity to develop job skills, complete financial management training, and develop a plan to help them reach their goals. Residents whose health is impacted negatively due to poor health care or barriers to care are much less likely to attend or complete training and self-sufficiency activities.

**Economic Impacts:** Not applicable

**Environmental** The proposed action has been analyzed in accordance with the California Environmental Quality Act (CEQA) and is categorically exempt per CEQA Guidelines at 14 CCR Section 15301, which exempts actions on existing facilities, including rehabilitation and financing, where the use remains unchanged and there is no expansion of use.

The proposed action has been analyzed in accordance with the National Environmental Policy Act (NEPA) and is categorically excluded pursuant to 24 CFR Section 58.35.

**Sustainability Considerations:** Providing a clinic located within the community cuts down on the need for motorized transportation to and from doctor's appointments. Decreasing dependency on cars is directly in line with the City of Sacramento's sustainability standards by reducing dependence on the use of private automobiles, decreasing the use of fossil fuels and carbon dioxide emissions, and helping meet air quality standards.

**Commission Action:** At its meeting on September 2, 2015, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Creswell, Griffin, Johnson, Macedo, Morgan, Painter, Raab, Rios

NOES: none

ABSENT: none

**Rationale for Recommendation:** Families living in poverty are more likely to suffer from higher rates of infant mortality, high blood pressure, heart disease, diabetes, and occurrences of violence than their counterparts in middle and upper income zip codes. The Housing Authority is committed to

creating a vibrant community where access to health care encourages economic independence and lengthens life expectancies.

Providing health care services on site with evening and weekend hours will open the opportunity for residents to preserve their jobs while still being able to tend to their families' medical needs. However, access to quality health care alone is not enough to build the momentum to change the health outcomes of a community. A health care clinic that operates as a wellness lever does so with a mission to engender a sense of self-worth and personal health value that may act as a catalyst for healthy behaviors in the community.

The target population for the associated services solicited through this RFQ are residents of the Alder Grove and Marina Vista Public Housing Communities. Proposals should address health services appropriate to all residents, and program capacity minimums based on the number of families in need of services. There are over 2000 residents in the Marina Vista and Alder Grove communities. The age distribution is broken out in the chart below.

Site	0-5 year olds (infants)	6-11 year olds (early elementary)	12-14 year olds (middle school)	15-18 year olds (high school)	18 to 64 (working age)	65+
Alder Grove	86	120	28	33	334	51
Marina Vista	182	260	85	86	1,122	31

The focus of the Health and Wellness Clinic will be to improve access to quality health services for residents of the Alder Grove and Marina Vista public housing developments. However, non-residents are welcome to take advantage of the clinic as well.

**Financial Considerations:** The Board of Supervisors of the County of Sacramento has approved an allocation of \$150,000 for the rehabilitation of the site. All building improvements will be done with state and local building and safety standards and will remain the property of the Housing Authority.

**Local Business Enterprise (LBE)/M/WBE, Section 3 and First Source Considerations:** The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE requirements. Staff will require SHRA procured contractors to use the First Source Program for employment opportunities.

## **RESOLUTION NO. 2015 -**

Adopted by the Housing Authority of the City of Sacramento

ON DATE OF

### **APPROVING SOLICITATION AND CONTRACT FOR THE REHABILITATION OF THE CLINIC LOCATED AT 752 REVERE STREET, UNIT B, SACRAMENTO, CALIFORNIA, SOLICITATION, CONTRACT AND LEASE FOR THE PRIMARY CARE CLINIC PROVIDER**

#### **BACKGROUND**

- A. In 1995 the Housing Authority of the City of Sacramento, in partnership with the University of California, Davis, established a Health Clinic on site at 752 Revere Street, Unit B, Sacramento, CA.
- B. Since 2012, the above-referenced unit has been used for a Resident Services program.
- C. The unit is categorized as “Non-Dwelling: Special Use: Other Resident Activities” in the Public Housing Inventory and is not subject to a HUD Annual Contributions Contract.
- D. The location is suitable for the proposed use to its previous renovation to accommodate a health care clinic.
- E. Due to the length of time since the space was last operated as a health care clinic, significant upgrades to the interior will be required.
- F. The Sacramento County Board of Supervisors has approved \$150,000 in Tobacco Settlement funds for renovations to prepare the space for the proposed clinic.
- G. The proposed action has been analyzed in accordance with the California Environmental Quality Act (CEQA) and is categorically exempt under CEQA Guidelines at 14 CCR section 15301, which exempts actions on existing facilities, including rehabilitation and financing, where the use remains unchanged and there is no expansion of an existing use.
- H. The proposed action has been analyzed in accordance with the National Environmental Policy Act (NEPA) and is categorically excluded pursuant to 24 CFR Section 58.35.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

Section 1: The Executive Director, or her designee, is authorized to accept \$150,000 in funding from the Sacramento County Board of Supervisors, amend the agency budget, and allocate it for the rehabilitation of the Alder Grove Health and Wellness Clinic.

Section 2: The Executive Director, or her designee, is authorized to solicit and contract for the rehabilitation of 752 Revere Street, Unit B for the Primary Care Clinic.

Section 3: The creation of a committee to select a provider for the proposed clinic which will include one individual assigned by Supervisor Phil Serna, one individual assigned by Councilmember Steve Hansen, one representative from the County of Sacramento Health and Human Services Primary Health Services Division, one SHRA Commissioner and one Housing Authority staff member is hereby approved.

Section 4: The Executive Director, or her designee, is authorized to solicit and contract with the selected Primary Care Provider to administer, operate, and occupy the clinic.