



Edwin M. Lee,
Mayor

Michelle Ruggels,
Director of DPH Business Office

MEMORANDUM

January 19, 2016

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

THROUGH: Barbara Garcia, Director, Department of Public Health

FROM: Michelle Ruggels *MR*

RE: Summary of Proposition I Request for St. James Infirmary

The purpose of this memo is to provide you with an overview of the attached documents, pertaining to a Proposition I hearing scheduled for the February 2, 2016 Health Commission meeting. This hearing pertains to the relocation by a DPH Contractor, St. James Infirmary, from its existing location at 1372 Mission Street to its proposed new location at 234 Eddy Street. This hearing is in compliance with Citywide legislation, adopted in June, 1998 and DPH's subsequent Good Neighbor Policy, allowing interested citizens to bring concerns regarding City funded projects involving new construction, a change in use, or a significant expansion of an existing use at a specific location to the Health Commission.

As noted in the attached documents, St. James Infirmary is required to relocate, as its current building has been sold and therefore the lease will not be extended. The proposed new location would be a formal sublease with the Department of Public Health, which currently has a master lease for the entire building at 234 Eddy Street for its Housing and Urban Health (HUH) Direct Access to Housing program. Due to the prior relocation of HUH's Urban Health Clinic (now merged with/into the Tom Waddell Health Clinic), there has been approximately 3,000 square feet of underutilized space. This space would now be made available to St. James Infirmary for the remaining duration of the current term of DPH's master lease, or no longer than December, 2020. DPH proposes to pass on its actual rental rate/structure to St. James Infirmary, which is currently \$1.14 per square foot.

St. James Infirmary provides free peer-based healthcare and social services for sex workers (current or former) of all genders and sexual orientations while preventing and treating occupational illnesses and injuries through a comprehensive continuum of services. St. James Infirmary has a FY15-16 contract with DPH's Behavioral Health Services (\$215,421), a subcontract with a Population Health Division (PHD) contract for syringe access and community based testing (\$139,969), and a collaboration with the Department's Disease Prevention and Control Branch under PHD, supporting and conducting an occupational health and safety clinic.

DPH and St. James Infirmary completed the required posting requirements, and hosted the required community meeting on January 14, 2016. A total of 14 community members attended.



City and County of San Francisco
Edwin M. Lee, Mayor
Department of Public Health
Department of Public Health Business Office

SUMMARY INFORMATION SUPPORTING REQUEST FOR SITE APPROVAL TO THE HEALTH COMMISSION

Request for site approval for DPH contractor, St. James Infirmary, to relocate at 234 Eddy Street, per requirement of the San Francisco Administrative Code, Chapter 79- the Citizens' Right-to-Know Act of 1998, also referred to as "Prop. I".

Contractor	St. James Infirmary	DPH Division/Section	Behavioral Health Services, and Population Health Division
Program(s)	St. James Infirmary	System of Care Director	Edwin Batongbacal, LCSW (415) 255-346
		Business Office of Contract Compliance (BOCC) Manager	Tom Mesa (415) 255-3749
Contractor Contact	Stephany Ashley, Executive Director (415) 572-8465	BOCC Director	Tom Mesa (415) 255-3749

About:

	Current	Change
Program Description	Occupational Health & Safety Services: primary medical, reproductive health care, transgender health care, HIV prevention, STI testing & treatment, syringe access, holistic care, mental health care, substance use services, support groups, violence prevention services.	No Change
Location (Address)	1372 Mission Street	234 Eddy Street
Square Footage	2800	Approximately 3,000 sq. ft.
Cost per Square Foot	\$.17	\$1.14
Annual Rent	DPH has provided in-kind rent support, except for the basement, or 800 sq. feet equal to \$3,780 per year.	Approx.\$41,040
Number of Clients to be seen daily (approximate)	15-20	20-30
Hours of Operation	Monday: 10am-12pm Tuesday: 3pm-6pm Wednesday: 10am-12pm (by appt.) 6pm-9pm (drop-in) Thursday: 10am-12pm (by appointment) 1pm-4pm (by appointment)	No Change



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**SUMMARY INFORMATION SUPPORTING REQUEST FOR SITE APPROVAL TO THE
HEALTH COMMISSION Con't**

Reason for Prop I: St. James Infirmary is relocating to 234 Eddy Street because the current building at 1372 Mission is being sold and the new purchaser is not renewing the lease.

Zoning: Service ok at this site. Previous zoning for Housing & Urban Health clinic.

Sign Posting: January 5, 2016

Community Meetings: The community meeting was held on January 14, 2016. 14 community members attended. See attached minutes of the meeting. Per procedure, if less than 10 individuals attend the first community meeting, or if there are a significant number of unanswered questions, then a second community meeting is scheduled. This was not necessary for the subject Proposition I request.

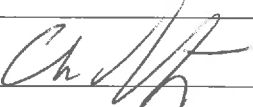
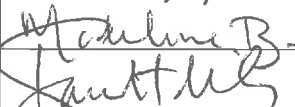
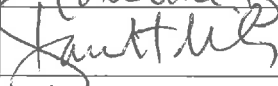
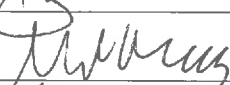
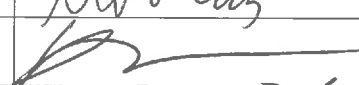



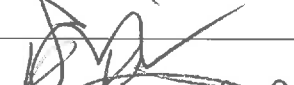




Recommendation: The Department of Public Health recommends the relocation of St. James Infirmary to 234 Eddy Street.

St. James Infirmary – Prop I – Community Meeting Minutes

January 14, 2016, 10:00-11:00am

- The meeting was called to order at 10:12am and Tom Mesa provided an overview of Prop I and expressed the support of the Department for this project. He then introduced Stephany Ashley, the Executive Director, to provide a presentation of the details of the project.
- 14 community members attending.
- Stephany Ashley presented on proposed relocation of St. James Infirmary at 234 Eddy Street, which is the store front at the Windsor Hotel. Desired relocation date: February 2016. Waiting for lease details to be concluded.
- St. James is the first and only occupational clinic for the sex worker community including current and former sex workers.
- Services include urgent and primary care, reproductive health, including emergency contraceptive, HIV/STI testing, peer counseling, mental health counseling, syringe access and disposal services, and workshops, trainings and support groups.
- Goal of St. James is to provide quality health care, as well as other support, to sex workers in an atmosphere that encourages community, respect, and honesty.
- Need to relocate from 1372 Mission because building is being sold and new purchaser is not renewing the lease.
- Operating hours: Monday-Thursday by appointment or drop-in on Wednesday evenings from 6-9pm. Usual attendance spread throughout the drop-in hours is 30-50 persons.
- Ms. Ashley explained that the challenge of finding a new space was one that would include the plumbing necessary to equip exam rooms necessary for a small primary care clinic.

The meeting was open to the audience to ask questions. Questions were asked about the volume of the clientele, the size of the location compared to the previous location, what the drop-in hours will be, when the program will relocate, and one person expressed concern about monitoring the outside of the building and that the sidewalk should be clear of people. Ms. Ashley reported that the clients never wait outside. They are considering some form of a doorbell. The audience included an employee of the Windsor Hotel who expressed great support for the services and the fact that the clinic space would not be empty anymore. Tom Mesa asked if there were any more questions and there being none, reiterated the Department's support for this project.

Meeting Date(s)	January 14, 2016		
Name - Please print	Signature	Phone Number - Optional	Email - Optional
Michael Nulty		24(5) 820-1560	sf.district06@yahoo.com
Alan Martinez		415 8699219	tom.martinez@parthlik.net
Madelaine HOBram			
DANIEL WILSON		415/902-9809	daniel.wilson@sfph.org
Nolana Chumbazi			
Kell, Hosen		415-345-0980	kell.hosen@sfph.org
Dee Michel			
Janetta Johnson		415 316 5217	Janetta@tgijp
JVB Krumpal		510/282/9244	JVB@CALMMA
Kalash Ka		415 410 9191	Dali.Kalash@gmail.com
Anou-Anou			
Carman Alicea		(415) 225-4838	CarmanAlicea90@yahoo.com
SaraH Puntos			SaraHPuntos@gmail.com
REYNALDO YOSHINO		415) 225-0943	REYNALDO.YOSHINO@yahoo.com

NOTICE OF COMMUNITY MEETING
to discuss the new location for use
by

Saint James Infirmary
on

Thursday, January 14th
from 10:00am – 12:00pm

located at
Boeddeker Park & Rec Center
at 295 Eddy Street.

The Department of Public Health
funded program will be located at
234 Eddy Street

For further information or to submit
comments, contact

**Tom Mesa | Business Office of
Contract Compliance | SFDPH |**

(415) 255-3749 |

tom.mesa@sfdph.org

**NOTICE OF INTENT TO APPROVE
A CITY PROJECT AT THIS
LOCATION**

**The Finance Committee & Health
Commission will consider
Saint James Infirmary relocation
at**

**The Finance Committee & Health
Commission Meeting will be held at
101 Grove Street
on**

Tuesday, February 2nd at 2:00pm

**For further information or to submit
comments, contact**

**Tom Mesa | Business Office of
Contract Compliance | SFDPH |
(415) 255-3749
tom.mesa@sfdph.org**



PUBLIC TRANSPORTATION SERVING 234 EDDY STREET

MUNI Streetcar F

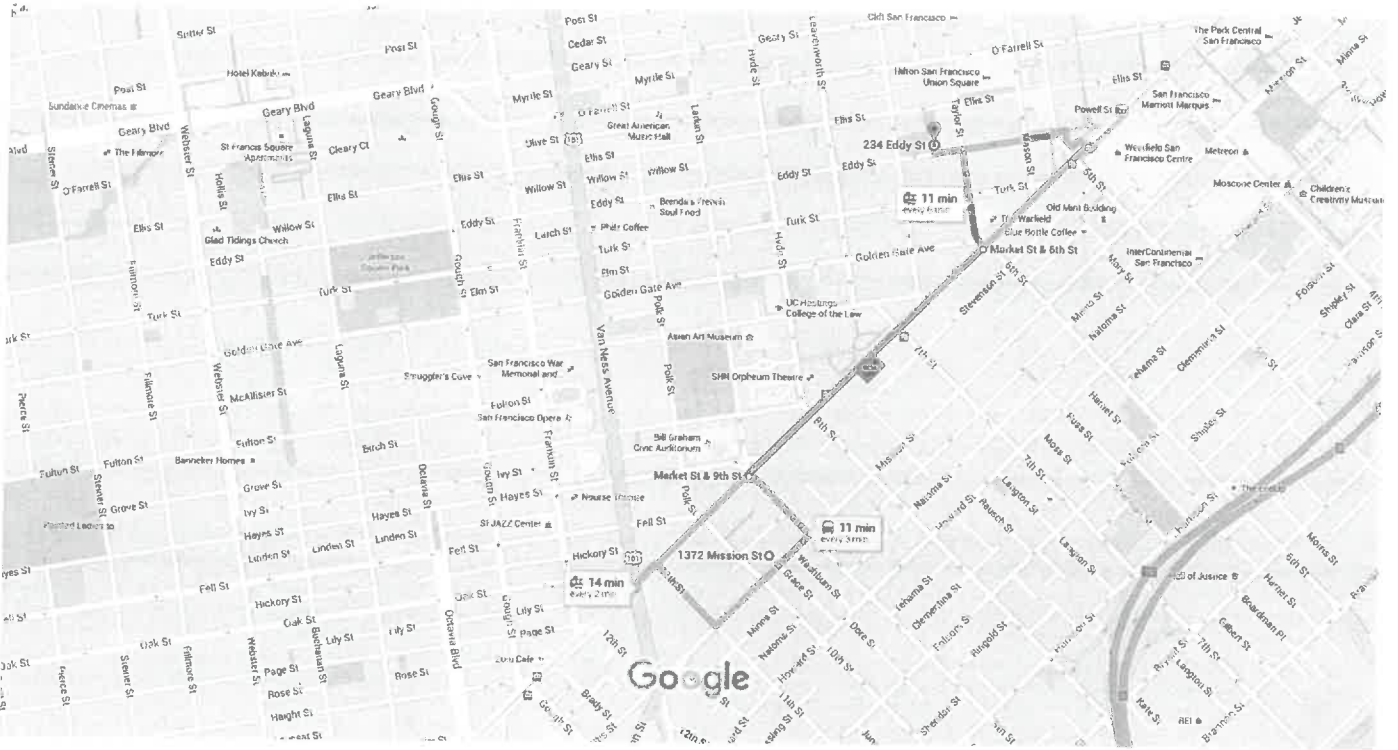
Buses 5, 9, 21, 6, 7, 7R, 38, 38R, 31

BART

This site is within walking distance (5 minutes) of Powell Station.

Google Maps

1372 Mission Street, San Francisco, CA to 3:06 PM - 3:17 PM (11 min)
234 Eddy Street, San Francisco, CA



Map data ©2016 Google 500 ft

3:06 PM–3:17 PM



3:10 PM from Market St & 9th St · on time

\$2.25 7 min every 6 min

11 min

3:09 PM–3:20 PM



6 9 9R 21

11 min

3:05 PM–3:19 PM



KT L M N



14 min

Google Maps 234 Eddy St



Map data ©2016 Google 500 ft



234 Eddy St
San Francisco, CA 94102

