



City's Request of California Pacific Medical Center for Community Benefits Related to Support for its Long Range Development Plan

The City welcomes the opportunity to work with California Pacific Medical Center (CPMC) to implement its Long Range Development Plan. CPMC is currently seeking approval for five major new medical facilities in San Francisco, which will provide state of the art medical care, in modern, seismically safe buildings for the City and the Bay Area.

In order to move ahead with a development agreement for this project, which would require a significant upzoning of the proposed Cathedral Hill hospital site, the City must be comfortable that the project will provide benefits to and address impacts on all San Franciscans. These include access to quality healthcare for lower income residents, a secure future for St. Luke's Hospital, employment opportunities for residents, affordable housing and transportation impacts. This document outlines only the key requests from the City to CPMC in each of these areas; a complete listing is attached.

Healthcare:

Maintain St. Luke's Hospital as an essential and vital part of San Francisco's safety net system of healthcare and ensure that the medical services provided at St. Luke's Hospital are responsive to community needs and designed to ensure its long-term viability.

- Operate St. Luke's as an acute care hospital with an emergency room for at least 20 years.
- Begin construction on the new St. Luke's Hospital concurrent with or prior to the commencement of construction on Cathedral Hill and occupy and operate the new Cathedral Hill Hospital only after the opening of the new St. Luke's Hospital.
- Implement the recommendations of the St. Luke's Blue Ribbon Panel, including creating Centers of Excellence in Community Health and Senior Health.
- Place the new St. Luke's Medical Office Building into operation no later than four years after the new St. Luke's Hospital is opened, and in the meantime continue to refurbish the Monteleone Office Building.

Ensure that charity care and Medi-Cal services for San Francisco's most vulnerable populations are shared equitably among San Francisco's non-profit hospitals.

- Provide charity care at a level consistent with other private, non-profit hospitals in San Francisco, for as long as CPMC operates acute-care hospitals in the City.
- Provide inpatient and outpatient services to Medi-Cal beneficiaries at a level that is consistent with other private, non-profit hospitals in San Francisco, for as long as CPMC operates acute-care hospitals in the City.

Focus community benefits to support low-income populations in the communities surrounding the Cathedral Hill and St. Luke's campuses and maintain existing long-standing community partnerships.

- Partner with the San Francisco Community Clinic Consortium to expand access to primary care, chronic care, and specialty care for low-income residents of San Francisco, with a focus on the neighborhoods surrounding the Cathedral Hill and St. Luke's campuses, as well as other low income neighborhoods.
- Continue active and contributory participation in the Community Benefits Partnership and focus community benefits to low-income and underserved communities in the neighborhoods surrounding the Cathedral Hill and St. Luke's campuses, as well as other low income neighborhoods.

Ensure that rates charged by insurers to the City's Health Service System for CPMC's services remain stable over time.

- Agree to hold CPMC's overall rate increases to Blue Shield for the City and County of San Francisco to no more than the annual medical consumer price index inflation rate.

Housing:

Replace existing housing units displaced by the new Cathedral Hill medical facilities.

- Contribute \$4.5 million to the Mayor's Office of Housing as in-lieu payment for 20 SRO units and 5 rent controlled units to be displaced by the Cathedral Hill development

Uphold the housing production policies of the Van Ness Special Use District, with a focus on affordable housing.

- Contribute \$73 million to the Mayor's Office of Housing, representing the approximate in-lieu fee value for the 20% inclusionary portion of 1,100 units required under the Van Ness Special Use District.

Workforce Development:

Ensure that City workers and businesses benefit from the jobs generated by this \$2.3 billion construction project.

- Commit to achieve a goal of 30% local hire for the construction of CPMC's new facilities

Provide access to good-quality permanent jobs for residents of San Francisco, particularly those in neighborhoods surrounding the new facilities.

- Make at least 40 permanent entry-level hires per year for five years through the City's Healthcare Academy and local CBOs.

Public Transit:

Ensure that MTA is able to provide adequate transit services to CPMC's new Cathedral Hill campus.

- Contribute approximately \$10 million toward the construction of future Van Ness and Geary Bus Rapid Transit facilities in the immediate vicinity of its new Cathedral Hill Campus
- Remit \$0.50 (peak) or \$0.25 (off-peak) to MTA for each entry or exit to its parking garages at Cathedral Hill
- Each month, provide a Muni Fast Pass to any employee at Cathedral Hill that requests one, with a minimum of 60% of employees each month.

Streetscape and Pedestrian Safety:

Protect the neighborhoods surrounding CPMC facilities at Cathedral Hill and St. Luke's from increased traffic.

- Contribute approximately \$11 million toward streetscape and pedestrian safety improvements in the Tenderloin and Lower Polk neighborhoods, to be implemented by the City
- Contribute approximately \$7 million toward streetscape and pedestrian safety improvements in the St. Luke's neighborhood, to be implemented by the City and by CPMC.