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Executive Officer

Mona Palacios

AGENDA 8 **November 12, 2015**

November 5, 2015

Honorable Commissioners
 Alameda Local Agency Formation Commission

Subject: **Eden Township Healthcare District – Status Report**

Dear Commissioners:

On November 13, 2014, the Eden Township Healthcare District (ETHD) provided a status update to the Alameda Local Agency Formation Commission (LAFCo) regarding the District's progress implementing its adopted strategic plan.

As a result of that update, the Commission adopted Resolution 2014-07 (Attachment 1) to approve a coterminous sphere of influence (SOI) for the District, remove the provisional status, and add a new condition for the District to provide a status update to the Commission within one year regarding the District's strategic plan, as well as District plans with the City of Dublin.

As required by the condition contained in Resolution 2014-07, ETHD Chief Executive Officer Dev Mahadevan will provide the required status update to the Commission at the November 12th LAFCo meeting. Among the issues that Mr. Mahadevan will cover include:

- On November 4, 2015, the ETHD Board of Directors reviewed and reaffirmed the District's strategic direction and also approved an agreement to partner with the Davis Street Family Resource Center to operate a Federally Qualified Health Center in San Leandro that will be known as the Bill McCammon Health Center, and a long-term relationship with Novo Nordisk to provide diabetes education and support to the community.
- The Superior Court decided in June 2015 that the District could make damage award payments related to the San Leandro Hospital settlement with Sutter Health over a period of 10 years which allows the District to continue to carry out its mission and priorities.
- The District developed a series of educational programs to improve health literacy and health status within its community and completed the first session September 23, 2015 on diabetes, and continues to participate in various community events.
- District staff met with the City of Dublin to explore potential services that the District can provide, including dental services.
- The District has been working with St. Rose Hospital and County Supervisor Richard Valle to identify ways to stabilize the hospital's finances over the long term. Among the options discussed is whether the District could sponsor a parcel tax which led to the District working

Honorable Commissioners

November 5, 2015

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with Assembly Member Rob Bonta who authored AB72 which would clarify that ETHD could place such a parcel tax on the ballot.

Recommendation

Receive the District's update and provide any further direction to staff.

Sincerely,



Mona Palacios

Executive Officer

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Attachment: LAFCo resolution 2014-07

cc: Dev Mahadeven, Chief Executive Officer, Eden Township Healthcare District
Interested Parties
Nat Taylor, LAFCo Planner
Andrew Massey, LAFCo Legal Counsel

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2014-07**

Updating the Sphere of Influence for the Eden Township Healthcare District

WHEREAS, Government Code Section 56425 et seq. requires the Local Agency Formation Commission (LAFCo) to develop and determine the sphere of influence (SOI) of each local governmental agency under LAFCo jurisdiction within the County; and

WHEREAS, Alameda LAFCo conducted a municipal service review (MSR) of the services provided by the Eden Township Healthcare District (ETHD) and adopted Resolution No. 2013-14 making MSR and SOI determinations and approving a provisional coterminous SOI with a condition that the District report back to LAFCo on the progress made on implementing the District's adopted strategic plan priorities and related action plan; and

WHEREAS, at LAFCo's November 13, 2014 meeting, ETHD reported back to the Commission on the status of implementation the District's strategic plan and, based on that report, the Commission determined that removing the provisional status of the District's sphere of influence was warranted.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Alameda LAFCo hereby:

1. Adopt a coterminous SOI, as generally depicted in Exhibit A attached hereto, with the following condition:
 - a. The District report back to LAFCo within six to twelve months regarding the status of its plans with the City of Dublin and provide an update on the District's strategic plan.
2. Consider the criteria set forth in Government Code Section 56425(e) and determine as follows:
 - a. *The present and planned land uses in the area, including agricultural and open-space lands* – The District has no land use authority. City and County policies support the provision of adequate healthcare for City and County residents. City and County plans include land uses and population growth needing supportive healthcare services.

There is substantial agricultural and open space land within the District. Hospital and healthcare services are needed in all areas, and do not, by themselves induce or encourage growth on agricultural or open space lands.

Services are already being provided so growth inducement is not a factor. No Williamson Act contracts will be affected.
 - b. *The present and probable need for public facilities and services in the area* –As indicated by demand for ETHD's grant funding services and rental properties, there is a present and anticipated continued need for the services offered by ETHD.
 - c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – ETHD is not a direct provider of health care services. The District funds healthcare services through grants and provides office space to healthcare providers and clinics through rental agreements.

Rental properties appear to have sufficient capacity to satisfy community need. Although the regional supply of office space is unknown, because there is still office space available for rent

in ETHD's buildings it can be inferred that additional capacity exists to satisfy possible additional demand for medical space.

ETHD engages in effective grant management based on its use of adequate grant management practices, such as internal control systems, pre-grant review, pre-award process, performance management and result assessment. Of those projects that the District funded through grants, 100 percent of the projects were completed to the satisfaction of ETHD.

- d. *The existence of any social or economic communities of interest in the area* – ETHD primarily serves constituents in central Alameda County. Communities of interest include healthcare agencies that receive grants, healthcare providers who rent medical offices, and patients and clients who are served in these medical offices and through grantmaking.
- e. *Nature, location, extent, functions & classes of services to be provided* – ETHD provides grant funding to local healthcare organizations that benefit constituents within the District boundaries. ETHD also owns medical rental properties in San Leandro, Dublin and Castro Valley which it leases to doctors and other healthcare providers.

ETHD provides services outside of its boundaries in the City of Dublin through the Dublin Gateway Center.

- 3. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that update of the agency's SOI is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines.

* * * * *

This Resolution was approved and adopted by the Alameda Local Agency Formation Commission at the public hearing held on November 13, 2014, at 7051 Dublin Blvd., Dublin, California on the motion made by Commissioner Sbranti, seconded by Commissioner Wieskamp, and duly carried.

AYES: 7 (Miley, Wieskamp, Haggerty, Johnson, Marchand, Sbranti, Sblendorio)
NOES: 0
ABSENT: 0
ABSTAIN: 0

_____/Sblend Sblendorio/

Sblend Sblendorio, Chair, Alameda LAFCo

Approved as to Form:

By:



Andrew Massey, LAFCo Legal Counsel

CERTIFICATION: I hereby certify that the foregoing is a correct copy of a resolution adopted by the Alameda Local Agency Formation Commission, Oakland, California.

Attest:

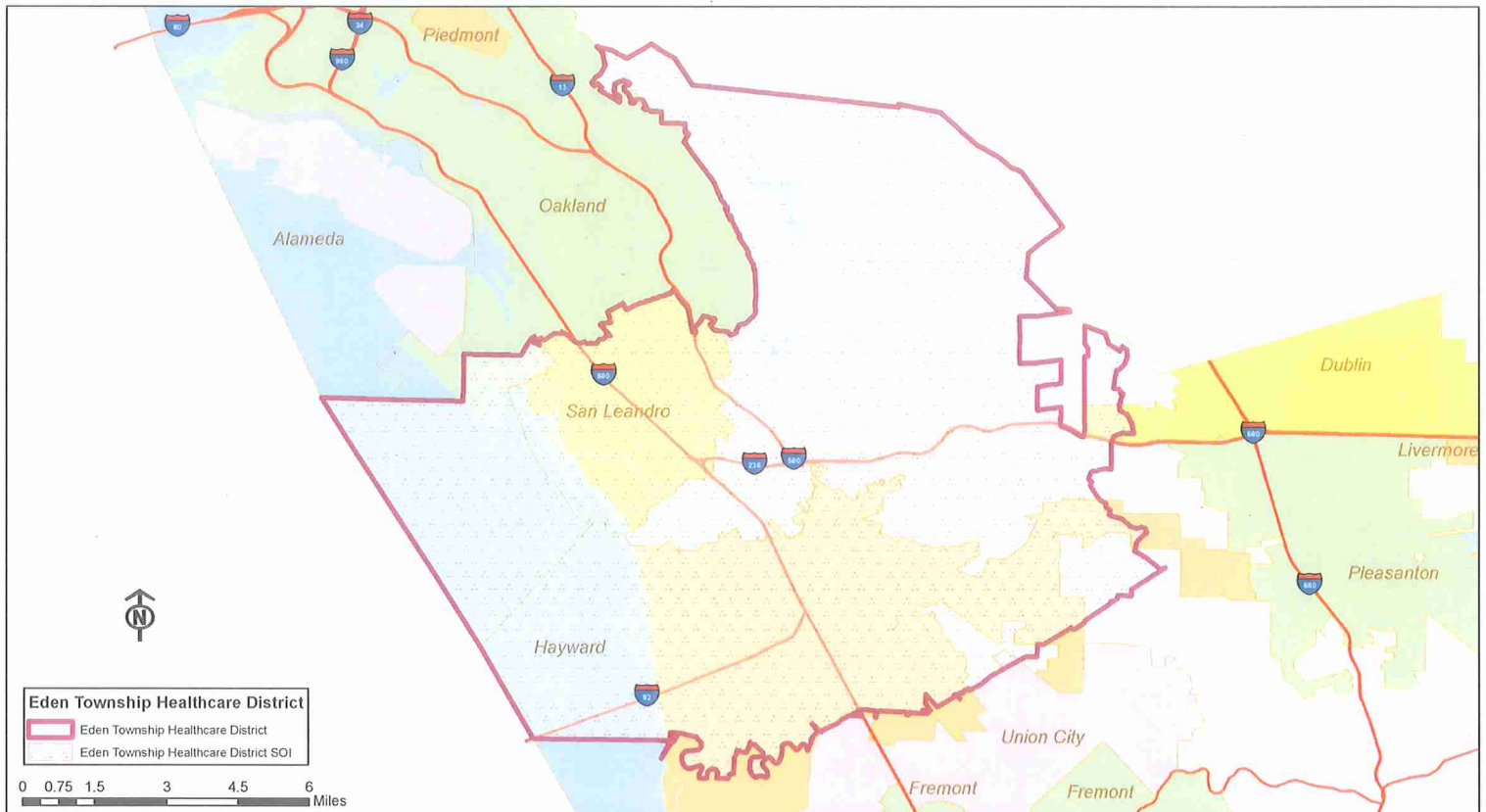


Mona Palacios, LAFCo Executive Officer

Date:

11/21/2014

Eden Township Healthcare District and SOI November 2014



*Agency sphere equals the service area boundary

Created for Alameda LAFCo by the Alameda County Community Development Agency