



Peninsula Wellness Community

Open House Summary - January 2020

On Thursday, January 30th, the Peninsula Health Care District (District), PMB, Generations and MidPen Housing hosted an open house meeting at the Burlingame Library for the Peninsula Wellness Community (PWC). PWC will be a vibrant, intergenerational, mixed-use and mixed-income community in Burlingame on 6.42 acres of land owned by the District.

The PWC will address local healthcare needs by providing housing and supportive health services to District residents and will include a 100,000 – 150,000 square-foot Center for Community Health (CCH) and 477 units of independent senior apartments at a range of income levels.

The purpose of the meeting was to introduce new team members, gather feedback and questions, and discuss the revised project concept, which increased the affordable housing from 10% to 39% of the total unit count. The open house format of the meeting offered attendees the opportunity to ask questions and provide comments directly to the project team at different stations.

At this point in time, we plan to work on a concept plan that reflects the questions and comments we've heard at the recent open house. In order to make our next community discussion as productive as possible, we plan to focus in the coming months on developing that concept plan and will then hold a follow up open house meeting in summer 2020. After we get feedback on the plan during that discussion, we plan to hold another meeting in the fall.

The questions, which start on the following page, reflect written and verbal feedback received at the meeting, and responses provided by the project team.

In addition to providing the questions and answers below, the project team has created a [Frequently Asked Questions \(FAQ\)](#) page, which documents responses to other questions that have been posed previously to the project team. You can find the other information about the project on the Peninsula Health Care District website [here](#).



Question and Responses

QUESTIONS/COMMENTS ON THE PENINSULA HEALTH CARE DISTRICT

What is the Peninsula Health Care District?

The District is a political subdivision of the State of California as defined in California Health and Safety Code Section 32000. Pursuant to its legislative mandate, the District addresses the health needs of a population with a defined geographic area under the governance of its 5-member locally elected Board. The District is one of 22 independent special districts in San Mateo County and serves more than 220,000 residents of San Bruno, Millbrae, Burlingame, Hillsborough, San Mateo and Foster City. The District was established by the voters on December 2, 1947 and has been serving its constituents continually for more than 70 years.

How does the District address the health needs of its residents?

The District cares for the health of our communities by initiating special projects that address gaps in needed services, providing community grants to partners serving District residents, and investing in health care facilities for future generations. Some examples of our work include: offering Sonrisas Dental Health – an oral health non-profit serving the District and Coastside residents that removes all physical, cognitive and financial barriers to care – which has provided more than 11,000 visits per year, of which 69% are Medicaid and uninsured; launching a teen mental health initiative in partnership with the San Mateo Union High School District serving more than 8,000 teens; opening the PHCD Health & Fitness Center that provides exercise and educational programs with a focus on older adults; building and operating The Trousdale, a 124-unit assisting living and memory care facility; and, awarding \$2M annually to community non-profits with a track record of addressing the priority needs of the District.

You can find more information about our work on our [website](#).

QUESTIONS/COMMENTS ON THE OVERALL DEVELOPMENT PROPOSAL

How does the Peninsula Wellness Community address the District's mandate?

PWC will be an intergenerational mixed-use and mixed-income community focused on health, wellness, and community connectivity. PWC will provide housing for older adults,

clinical support services, working spaces for medical professionals, and community spaces and outdoor areas for the broader public.

The District has worked closely with the team of PMB, Generations, and MidPen to develop a proposal that directly serves the District's mandate by focusing on health and wellness for both future residents of PWC and the broader District population. PWC will greatly enhance and integrate health services in the immediate vicinity of the site – which include acute care, subacute care, assisted living, memory care and physician offices – by providing needed professional office space and co-locating home care, therapies, and age-friendly fitness facilities that will be available to all constituents of the District.

- **Why is there such a focus on seniors?**

The District is committed to using available land to address its mandate of improving health for its constituents. The PWC will achieve this goal by promoting health and wellness for all District residents while also targeting older adults who can dramatically benefit from an integrated, health-focused, services-rich lifestyle.

Over the past nine years, the District Board conducted a comprehensive land use planning process that included many community outreach activities. The decision to focus the housing and accompanying services around older adults reflects our commitment to serve our mandate, the feedback we heard from the neighborhood, and our research into aging, health and urbanization trends in the area.

Older adults are the fastest-growing demographic group in San Mateo County, and those aged 85 and older are growing the most rapidly. A study by the Lewin Group commissioned by the County to identify demographic and service needs projects the number of County residents 85 and older will increase by 148% from 2000 to 2030. Older adults are living longer and want to maintain their independence, but require quality and accessible health care, housing, and service options to remain in their community and retain an optimal quality of life.

The District is in a prime position to address those needs at PWC. PWC will also include components that serve residents of all ages, including community spaces, retail options, and medical offices at the Center for Community Health, and publicly accessible outdoor areas. At the same time, the proposal reflects the District's vision for an age-friendly, sustainable, and well-located community that can address health needs for future residents of PWC and the District.

- **What portion of the housing will be affordable for lower-income households**

39% of the units proposed will be offered at below market rates and will be affordable to households earning extremely low to moderate incomes. Most of these units will be

reserved for the households earning less than 50% of the Area Median Income (AMI), who are considered very low- to extremely low- income. While the proposal is still in a conceptual phase, the project team is proposing to develop a total of 477 units, 184 of which would be set at affordable rent levels.

- **Why aren't more units reserved for affordable housing?**

The District serves a diverse constituency of residents that come from a wide range of economic backgrounds. The District's mandate is to address the health of all its residents and the PWC plan reflects commitment to that mandate.

Housing affordability is a growing challenge for many in our County, which is why PWC is providing 184 units at the extremely low-, very low-, low-, and moderate-income levels. We recognize those community members who have advocated strongly for affordable housing and we are proud to be reserving 39% of units in the development for this purpose. We believe that our current proposal is an appropriate balance that serves the District's health-focused mandate, promotes a financially sustainable development that can support its range of amenities and services, and responds to District needs and priorities.

In order for the District to offer needed its health services and community benefits for the long-term, PWC must remain financially sustainable and generate sufficient revenue to do so. The District Board is committed to keeping the PWC a state-of-the art, age-friendly model of well-planned land use that will serve constituents well into the future. A development that is solely affordable housing would require significant public subsidy and would be unable to financially support the other services on site and broader goals of the District. Therefore, the PWC is designed to be a balanced, mixed-income community that can serve a broad range of District residents and support its health-centric mission through a range of services and opportunities.

- **Are you proposing to build to the maximum height allowed? Have you explored building higher to include more affordable units?**

The current proposal is very preliminary, and we plan to continue to explore opportunities to refine the plan or increase number of affordable housing units. However, the site is constrained by zoning limitations, costs and the necessity to develop a plan that is appropriate for the site and neighborhood.

The proposed 6-story Center of Community Health along Trousdale Drive is limited by a 70-foot FAA height limit to accommodate the Hospital's ability to receive life flight helicopters. The number of units is also limited by the restrictions of the City's North Bay Mixed-Use zoning, which determines the allowable density of the project.

Additionally, the project's height is limited by the costs of construction for senior housing. Once the senior housing design exceeds 5 stories, the Building Code requires a more expensive method of construction which impacts the affordability of the entire development.

- **Who pays for the impacts on any city services (such as the fire department)?**

PWC will be subject to impact fees that are determined and collected by the City of Burlingame and any applicable benefit district. These fees may include those related to fire, water, sewer, parks and recreation, and others. You can find more information about the City's fee schedule at [this link](#).

- **What is the timeline for starting construction?**

There are many steps required before construction can begin, including conducting additional community outreach, developing a site plan, working with the City on a complete environmental analysis and plan review, assembling all financing, and receiving building permits. At this point we expect to start construction in 2-3 years, but the timeline may change as further details become available.

- **Is this going to be built with union labor or pay prevailing wages?**

We anticipate the project will use union labor and pay prevailing wages for workers.

- **Will this property be safe?**

The project is envisioned to be a welcoming and safe place for all residents living in the PWC, their family and visitors and all District residents participating in the services and amenities provided at the PWC. The City of Burlingame will require the applicant to adhere to all City mandated safety and security protocols which will be enforced through the PWC's public entitlement process.

The project will have staff on site 24/7, and we recognize safety will be a critical component to the well-being of the residents who live there. In the evenings/nights there will be security staff on the property. In addition, all residential buildings are secure and require key/code for entry.

- **How does this project fit within the scale of the neighborhood?**

This site is at the transition between existing multifamily housing and a large commercial/institutional zone of Burlingame. The development has been designed to incorporate much needed affordable housing along the side of the project that faces the residential zones, and transitions to a medium density health service and community

amenity building with the Center for Community Health along Trousdale closer to the more commercial functions of the area. We look forward to discussing the design and scale with neighbors and are committed to developing a community that is successfully integrated into the neighborhood.

- **How much the development will cost?**

Construction is the most significant driver of the overall development cost. The current proposal for PWC is based on an initial study rather than actual project designs, but we expect to develop more detailed site plans later this year. Once we develop those plans, we plan to solicit initial pricing estimates from a general contractor. All cost estimates are subject to change at this early stage since construction costs can vary dramatically from year to year and are not finalized until a project begins construction.

QUESTIONS/COMMENTS ABOUT LIVING AT PWC

- **Are meals, cleaning and security included in the current rent?**

Cleaning for common areas and security for all residents are included in the rent. Meals may be available as well for some residents.

- **What is the difference between assisted living and independent living?**

All residents at PWC will have their own independent apartment will full kitchens similar to a typical condo or apartment. Each building will have dedicated space for home health, therapies or other services to assist residents while they age in place in their independent apartment. We will partner with outside organizations to provide these services. The scale of the community allows for the home health care and other services to be delivered in a more efficient and economical manner than someone's own private home.

Assisted living is a licensed care model that is specifically designed for seniors who require assistance and medical support. We will partner with local assisted living, memory care, and skilled nursing communities to facilitate appropriate transition for residents who may need these services.

- **What is the age limit for potential residents?**

Due to Fair Housing laws, there must be at least one resident 55 years old or older in each apartment. Additionally, because of requirements associated with affordable housing funding, we expect that most affordable units will require a member of each household be at least 62 years or older.

- **Will units be for sale or for rent?**

All units will be for rent.

- **What is the process for leasing up units, how do residents apply and get accepted?**

Once we receive entitlements, PMB and Generations will open a sales and marketing office. Residents can choose their apartments, secure it with a deposit, and fill out a move-in application and a rental agreement. It has been our historical experience in renting similar communities that approximately 80% of the residents who will move into this community, currently live within a 5 – 10 mile radius of the site, and the other 20% typically have an adult child who lives within 5 – 10 miles of the site.

MidPen Housing has a separate application process -- see questions on MidPen below for more information

- **Why would someone choose this model of living -- what is the draw for someone to live at PWC?**

The typical resident who chooses this type of living is someone who seeks out and understands the health benefits of living in an environment that fosters social well-being and independence in a secure and safe community. The resident will have daily access to programs that address the mind, body, and spirit of the individual. Our typical communities provide the key principles of health which include socialization, a sense of purpose, community, exercise, activities, education, and access to health care. It is also more economical to receive this lifestyle in a planned community setting rather than remaining in one's own home. However, the PWC will not be "typical" as it will have the added benefits of its location and integration into a vibrant, intergenerational community. Another distinguishing factor is nearly 40% of the units at the PWC will be provided at affordable rents. Many residents will need the affordability, as well as, desire to live in a home that is safe, provides a sense of security and the ability to "age in place. Our residents will not be "isolated" in a senior community. The PWC will be a welcoming place for the surrounding community and will include open space, amenities and services open to all who the District serves.

- **What kind of services and amenities will be provided?**

As envisioned in the concept plan, physician and health service offices, community education program, well-being and exercise programs, intergenerational activities engaging the local school children from pre-school through high school, a café and other basic services such as a pharmacy, grocery store, dry cleaner, hairdresser, bus stop all within an easy, flat walk.

- **Is there a limit on number of family members that can stay in an apartment?**

Yes, there are limits on the number of residents per unit to ensure safety and security, but these limits will vary from 2 to 5 people depending on the unit type, which will include studios, 1-bedrooms or 2-bedrooms.

- **Can people with disabilities apply?**

Yes, people with disabilities are welcome and encouraged to apply. The entire development will be built to comply with standards of the Americans with Disabilities Act (ADA)

- **When will the application process start?**

The application process for PMB/Generations will start after the project is approved by the City Planning Department and City Council and construction has been tentatively scheduled. MidPen's application process will begin later in the development timeline.

QUESTIONS/COMMENTS ABOUT AFFORDABLE HOUSING

- **For the affordable units, how many units will be offered at each income level?**

Since the project is in its very early stages, we have not determined the exact number of units that will be offered at each income level. We recognize the many seniors are in deep need of affordable options, which is why it is important to offer a significant number of units at the very low or extremely low income levels. The ultimate decision on the number of units available at each level will account for both the needs of seniors in the area and the availability of funding through programs such as Project Based Section 8.

- **Are the affordable rent levels offset by the income from the market rate units?**

No, most of the affordable homes will be developed by MidPen and will be funded independently from the rest of the project by a combination of public and private financing. The market rate units will help fund the breadth of health services and innovative programs and health research the District is committed to developing to create a model community for healthy aging that serves all who live within the District's boundary.

- **Would reducing parking allow for deeper affordability (i.e. more extremely low income units)**

The Bay Area is among the most expensive places in the world for construction projects, which creates major challenges for developing all types of housing. Parking is one of many components of projects that can add significant cost. The State of California offers incentives of lower parking ratios for projects with significant quantities of affordable housing. We plan to take advantage of these incentives where appropriate and believe the current proposal reflects a balanced approach to parking needs of senior households and the other uses on site.

- **Could more affordable housing be built if the project were developed in phases?**

There could be challenges to building a community in multiple phases related to the financing, schedule and cost. However, we will continue to explore options to ensure we can deliver the project in a timely and cost-effective manner to those who need affordable homes.

- **What does the Area Median Income (AMI) mean, and how does that relate to income levels?**

The Area Median Income (AMI) is the "middle" income of all households in a given area. Each year, the Department of Housing and Urban Development (HUD) calculates AMI for every metropolitan region in the country based on census data and other information.

If a household earns 100% of AMI, they are considered to be earning the median household income. A household earning less than 80% of the AMI is considered low income; a household earning 50% AMI or less is very low income, and a household 30% AMI or less is extremely low income.

The chart below shows 2018 AMI levels for San Mateo County based on household size. The Peninsula Wellness Community will include units at a range of income levels, including at the very low and extremely low income levels.

Area Median Income (AMI)	Income Level	1 Person Household Max Income	2 Person Household Max Income	3 Person Household Max Income
30% AMI	Extremely Low Income	\$ 30,810	\$ 35,190	\$39,600
50% AMI	Very Low Income	\$ 51,350	\$58,650	\$66,000
80% AMI	Low Income	\$82,160	\$93,840	\$105,600



To find additional information about AMI levels, please follow [this link](#).

- **How many square feet are these units?**

PWC will include many different types of homes – including studios, one bedroom, and two bedroom units – to respond to different household sizes with difference needs. Unit sizes may range anywhere from 450 square feet to 1200 square feet.

- **Please make sure affordable units are well publicized during the lease up**

MidPen performs comprehensive outreach marketing to affirmatively further fair housing and fulfill its commitment to non-discrimination and equal opportunity in housing. This work also ensures we fulfill the requirements and expectations of the local and Federal regulatory and funding agencies. This effort includes significantly advertising online and in newspapers and through direct outreach to local businesses, social services organizations, shelters, churches, and other MidPen properties.

MidPen performs targeted outreach to applicants that meet the eligibility criteria specified in any regulatory agreements, with particular focus on demographic groups that are eligible but may be less likely to apply due to various barriers.

- **How will you ensure that all units are maintained at affordable rents?**

The development team is committed to maintaining affordability to ensure that lower-income residents can remain at PWC for the long-term. Beyond providing affordable homes as its core mission, MidPen ensures that units remain affordable through funding support from local, state, and Federal sources. These public partners also establish regulatory requirements which requires that units are maintained at affordable levels.

QUESTIONS/COMMENTS ABOUT MIDPEN HOUSING

- **Where are MidPen properties located?**

Over the last 50 years, MidPen has expanded significantly in Northern California with the mission of providing safe, affordable housing of high quality to residents of the region. Currently, MidPen manages 106 properties in 11 different counties across the Bay Area.

To know more about current MidPen properties, please click [here](#)

- **Is MidPen a non-profit?**

Yes, MidPen is a non-profit affordable housing developer, property, manager and services provider. You can read more about our organization [here](#)

- **Do residents apply for each MidPen property separately?**

Yes, each property manages its lease-up, so interested residents have to contact the property directly. To know more about the projects currently leasing, please click [here](#).

- **How many tenants does MidPen have overall?**

MidPen currently provides homes for more than 17,400 Northern California residents.

- **Does MidPen have social workers?**

MidPen has trained social workers on staff, including 4 social workers who have specific expertise in geriatric care management. MidPen has total service staff of more than 90 people and partners with more than 200 service providers across the region. All of our properties have assigned staff from our services team who offer direct support to residents, information about resources, and connections to other services organizations.

QUESTIONS/COMMENTS ABOUT SITE PLANNING AND DESIGN

- **What's the plan for the open space/common area and medical office space?**

The current proposal includes a significant amount of open space that will be publicly accessible. The current proposal also includes a Center for Community Health, which will include community-serving space and medical office space. The medical office space may include a mix of independent physicians, senior support services, therapy facilities, research labs, and other professionals who contribute to healthy aging and provide services directly for PWC residents and the broader community.

- **Can there be tree screening around the properties?**

The landscape design has not been finalized but the project will be required to comply with the City's landscape coverage requirements. It is expected that this will include street trees along both Marco Polo and Trousdale. We also intend to conceal most of the parking area beneath the development to allow for more landscaping and pedestrian use areas between the buildings.

- **Please consider developing as green as possible. Look at all-electric project and other forms of alternative energy.**

The PWC will be designed to the requirements of the comprehensive California Energy Code Title 24 which focuses on energy conservation, green design, construction and maintenance, fire and life safety, and accessibility. We strongly believe that the values of sustainable design are synonymous with the ethos of a health and wellness-focused campus. These include maximizing natural day-lighting; using natural, non-toxic and renewable materials; reducing water use; reducing demand and employing renewable energy; providing drought-tolerant landscaping, and protecting or enhancing the surrounding environment while creating opportunities for interaction with nature.

In addition to the green standards that the project will incorporate in its design, the project team will focus on transportation demand management to reduce the vehicle trips generated by the PWC. The project team is exploring partnerships with local ride and bike share organizations, shuttle operators, and BART to limit the PWC's carbon footprint.

- **How will you manage traffic?**

The project will be required to complete a traffic study as a part of its City-led entitlement process, including CEQA. The analysis will look at potential traffic impacts and ways to manage traffic. The project team will work with the City on transportation demand management to reduce the vehicle trips generated by the PWC. The project team will explore partnerships with local ride and bike share organizations, shuttle operators, and BART to limit the PWC's carbon footprint.

- **What is the parking ratio?**

The concept proposal currently includes 453 parking spaces for 477 proposed units and the CCH and is designed for all needed parking to be available on site. PWC will allow all residents to access a wide array of services directly on site which can significantly limit vehicular trips. The project location allows residents to easily walk to nearby parks, stores, restaurant, and transit options.

- **How is parking accessed?**

Parking at PWC will be accessed from multiple points. Some vehicles will enter along Trousdale Drive, near the current location of the Peninsula Health Care District Offices. A smaller number of vehicles will enter along Marco Polo Way.

- **Are there any research facility, health and wellness activities?**

Research, health and wellness will all be integrated programmatically into the PWC. Specific applications and partners for each will be further defined as the project evolves.

- **What health/medical related spaces and activities are you providing?**

The Center of Community Health will be a 100,000 – 150,000 square foot building that will be allocated approximately half to medical and health services and half to community programs and research. There will also be 1+ acres of open space that will contribute to a critical mass of the development to the District’s vision of a health, wellness and housing campus. In addition, there will be resident activity space provided on each floor of the individual residential buildings to encourage resident socialization and interaction. The goal is for the residential living environment itself to provide a healthy, safe and fulfilling environment for aging with key medical services located nearby.

- **How is the site organized?**

The current site plan is very preliminary and we look forward to continued comments and input from the community, including hospital, health and human services partners. Our initial design is intended to provide ample outdoor public space, respect the neighborhood context, and provide community spaces at a convenient location. The development has been designed to incorporate affordable housing along the side of the project that faces the residential zones, and transitions to a medium density community amenity building with the Center of Community Health along Trousdale closer to the more commercial functions of the area. This plan is still very preliminary and could be subject to revisions as we continue to engage with the community.

- **What is presently at the location of Center for Community Health?**

The Peninsula Health Care District office is the only structure currently on the land planned site of the Center for Community Health. The additional space needed for the 100,000 – 150,000 square foot building is currently a large vacant area where the previous District hospital sat and some areas of vegetation west of the hospital’s second driveway up Trousdale. The District plans to have new space in the completed Center for Community Health.

- **What will happen to the existing pathway that goes through the property?**

Once PWC is built out, it will include a significant amount of publicly accessible open space which will allow members of the public to pass through the site. We look forward to sharing additional details about these spaces as we develop our plans in the coming months.