BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING
JULY 30, 2024

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATIONS**

From: jonathan cole
To: CityClerk
Subject: Appose bchd bond measure
Date: Friday, July 26, 2024 10:24:47 AM

[You don't often get email from jonaskinny@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I appose BCHD bond measure and non-residence services.

I am a south redondo resident and homeowner.

From:	Mark Nelson (Home Gmail)
To:	CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject:	Fwd: LTE
Date:	Sunday, July 28, 2024 1:38:08 PM

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Public Comment - City Councils of the 3 District Cities

---------- Forwarded message ---------
From: **Mark Nelson (Home Gmail)** [redacted]
Date: Sat, Jul 27, 2024 at 7:52 PM
Subject: LTE
To: Judy Rae [redacted]

Throughout BCHD's sales pitch to District taxpayers about the non-resident Healthy Living Campus, the 100% private developer was always paying for the demolition of the hospital and fixing the mess that would be left afterwards. Always. No other deal was ever presented to District taxpayers.

In fact, the words were "tenant will also develop 2-acre open space lawn (prelim. and subject to change), … 86-surface parking spaces for the District on land that is not included in the Ground Lease, and … be responsible for demolition of the 514 Building." The only haggle point was whether the open space would be more or less than 2-acres. That's it.

So now, BCHD wants District taxpayers to give the 100% private developer an "in-kind" gift of $15M worth of demolition, sod, and hole-fixing. That's the $15M switcheroo that BCHD just pulled on use.

What part of floating a bond to subsidize a gift to a commercial real estate developer is the role of the so-called "health" agency? Nancy Reagan had it right, "Just Say No!"

From: Stop BCHD
To: CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Fwd: StopBCHD.com Reaction to BCHD"s $30M Bond Proposal - Getting ahead of BCHD"s Taxpayer-Funded $1M/year PR Machine
Date: Thursday, July 25, 2024 10:41:08 PM
Attachments: image.png
image.png
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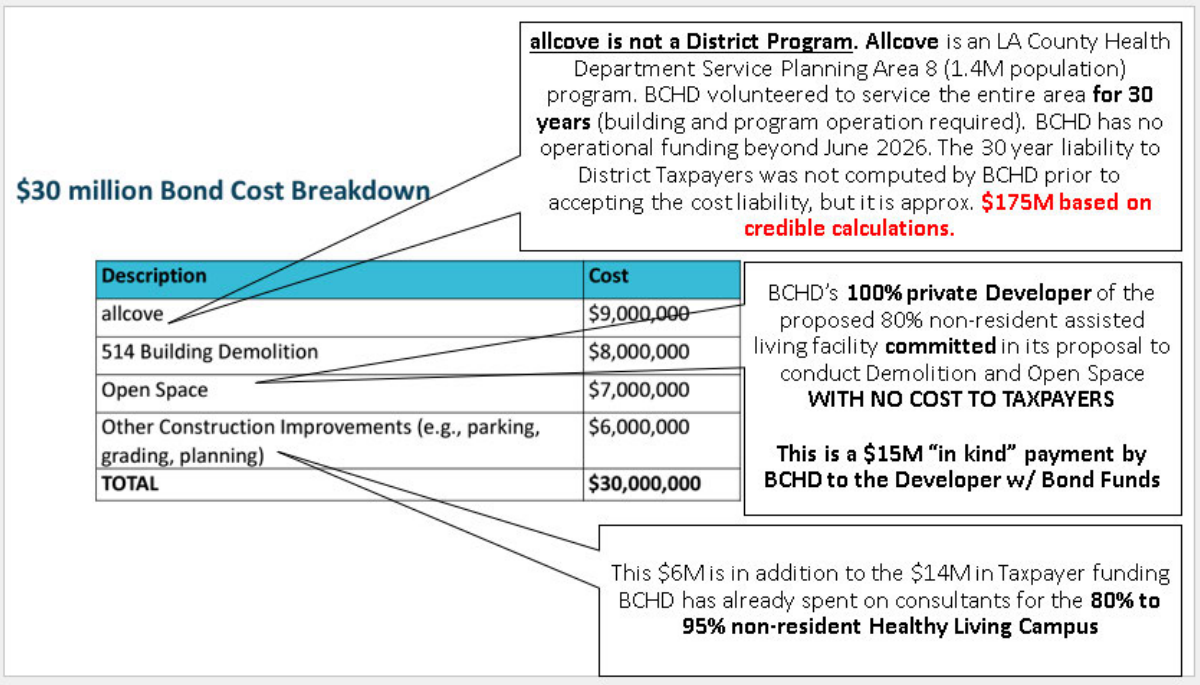
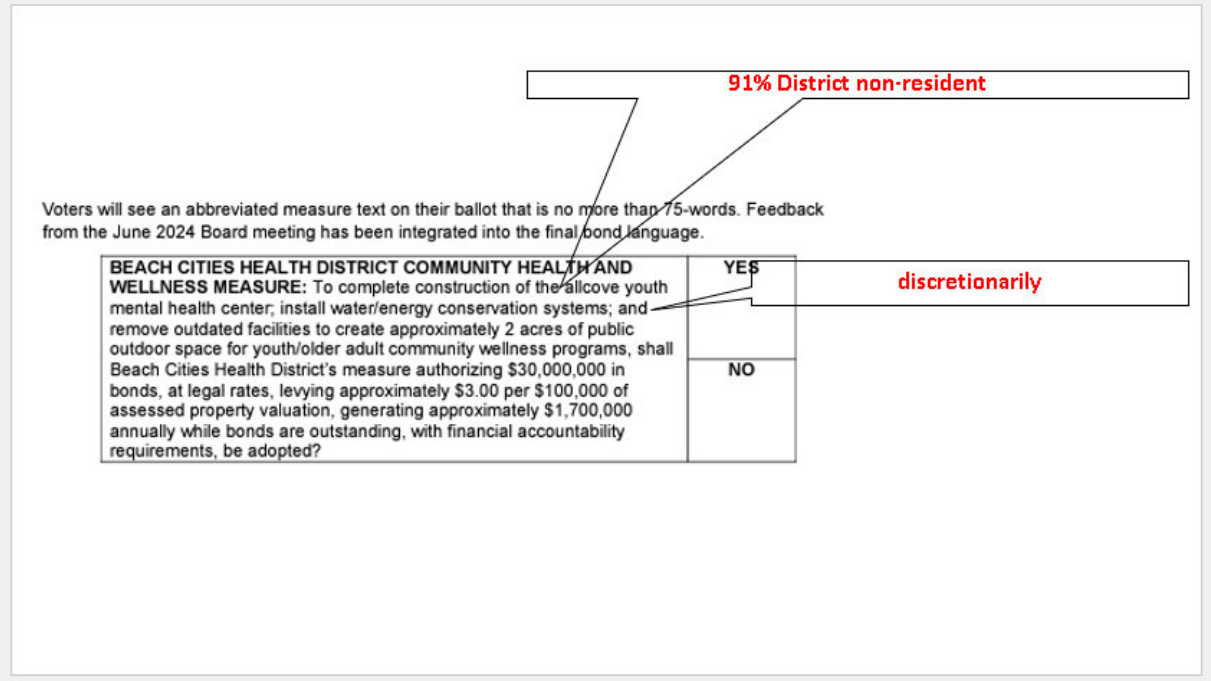
Public Comment to the City Councils of the 3 Cities of District

---------- Forwarded message ---------
From: **Stop BCHD** [redacted]
Date: Thu, Jul 25, 2024 at 10:31 PM
Subject: StopBCHD.com Reaction to BCHD's $30M Bond Proposal - Getting ahead of BCHD's Taxpayer-Funded $1M/year PR Machine
To: Stop BCHD [redacted]

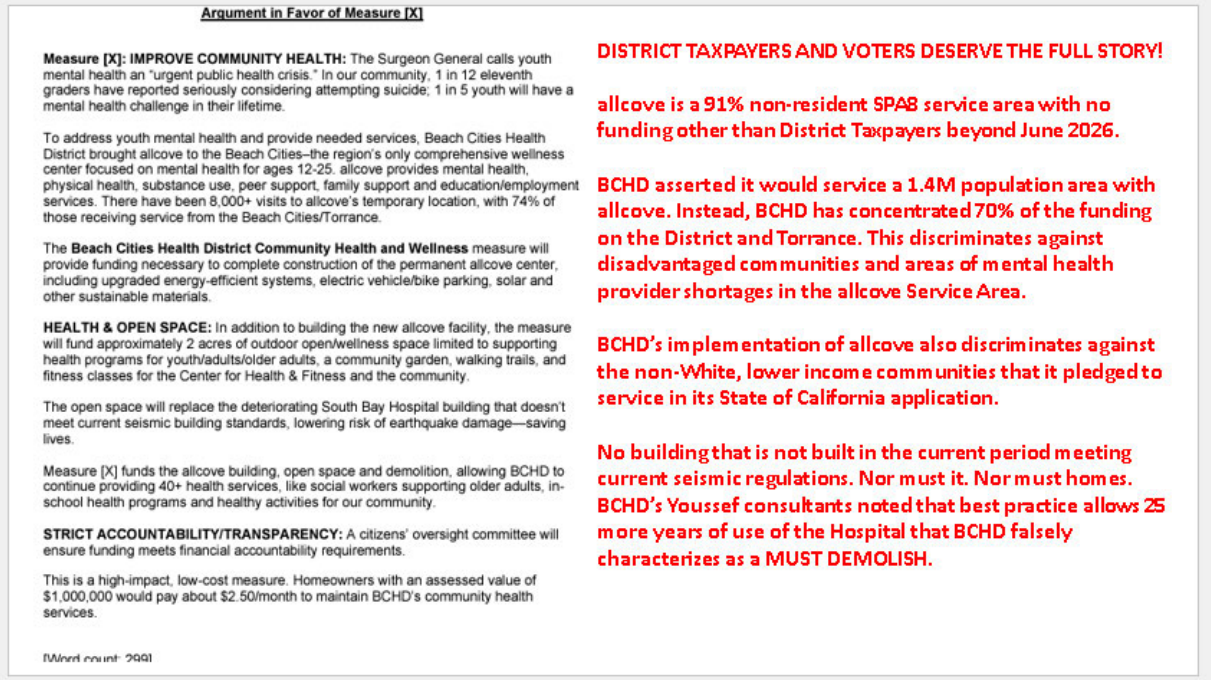
It appears that BCHD has elected to put a $30M property tax bond on the November 2024 ballot based on the vote from the Board Members at the July 24, 2024 BCHD BoD meeting. The $30M's use has been changed by BCHD several times, but is currently:



In addition, BCHD has a misleading narrative for the bond measure. A few additional factual items are required and added in red:



Last, BCHD's case in favor of its bond contains significant omissions:



Argument in Favor of Measure [X]

Measure [X]: IMPROVE COMMUNITY HEALTH: The Surgeon General calls youth mental health an "urgent public health crisis." In our community, 1 in 12 eleventh graders have reported seriously considering attempting suicide; 1 in 5 youth will have a mental health challenge in their lifetime.

To address youth mental health and provide needed services, Beach Cities Health District brought allcove to the Beach Cities–the region's only comprehensive wellness center focused on mental health for ages 12-25. allcove provides mental health, physical health, substance use, peer support, family support and education/employment services. There have been 8,000+ visits to allcove's temporary location, with 74% of those receiving service from the Beach Cities/Torrance.

The **Beach Cities Health District Community Health and Wellness** measure will provide funding necessary to complete construction of the permanent allcove center, including upgraded energy-efficient systems, electric vehicle/bike parking, solar and other sustainable materials.

HEALTH & OPEN SPACE: In addition to building the new allcove facility, the measure will fund approximately 2 acres of outdoor open/wellness space limited to supporting health programs for youth/adults/older adults, a community garden, walking trails, and fitness classes for the Center for Health & Fitness and the community.

The open space will replace the deteriorating South Bay Hospital building that doesn't meet current seismic building standards, lowering risk of earthquake damage—saving lives.

Measure [X] funds the allcove building, open space and demolition, allowing BCHD to continue providing 40+ health services, like social workers supporting older adults, in-school health programs and healthy activities for our community.

STRICT ACCOUNTABILITY/TRANSPARENCY: A citizens' oversight committee will ensure funding meets financial accountability requirements.

This is a high-impact, low-cost measure. Homeowners with an assessed value of $1,000,000 would pay about $2.50/month to maintain BCHD's community health services.

[Word count: 299]

DISTRICT TAXPAYERS AND VOTERS DESERVE THE FULL STORY!

allcove is a 91% non-resident SPA8 service area with no funding other than District Taxpayers beyond June 2026.

BCHD asserted it would service a 1.4M population area with allcove. Instead, BCHD has concentrated 70% of the funding on the District and Torrance. This discriminates against disadvantaged communities and areas of mental health provider shortages in the allcove Service Area.

BCHD's implementation of allcove also discriminates against the non-White, lower income communities that it pledged to service in its State of California application.

No building that is not built in the current period meeting current seismic regulations. Nor must it. Nor must homes. BCHD's Youssef consultants noted that best practice allows 25 more years of use of the Hospital that BCHD falsely characterizes as a MUST DEMOLISH.

BCHD continues to pursue a majority NON-RESIDENT focus with allcove (91% non-resident service area by contract with the State); assisted living (80% non-resident tenants based on BCHD's MDS consultant analysis by zip code; and PACE (95% non-resident enrollees according to National PACE Association data).

BCHD Resident Taxpayers SHOULD NOT BE OBLIGATED TO FUND THE $175M LIABILITY OR ALLCOVE OR ANY OTHER NON-RESIDENT COSTS.

If you want to take action - email cityclerk@redondo.org and [redacted] and OPPOSE THE BOND MEASURE and OPPOSE NON-RESIDENT SERVICES.

BCHD Board and Executives are OFF THE RAILS!

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StopBCHD.com [redacted] is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984.Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: Stop BCHD
To: Toby.Ewing@mhsoac.ca.gov; Mark.Ghaly@chhs.ca.gov; info; Los Angeles County District Attorney's Office; info@allcove.org; media@ph.lacounty.gov; jared.goldman@chhs.ca.gov; MHSOAC
Cc: Kevin Cody; lisa.jacobs@scng.com; Garth Meyer; tevains@scng.com; CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; msemenza@cityofgardena.org; marsha@cocosouthla.org; kbradshaw@carsonca.gov; CityClerk@lacity.org; cityclerk@lawndalecity.org; athompson@cityofinglewood.org; contactcityclerk@comptoncity.org; cityclerk@longbeach.gov; executiveoffice@bos.lacounty.gov; info@redondochamber.org; info@achd.org; mayor@lacity.gov
Subject: Re: Public Comment All Agencies - BCHDs Failure to Provide allcove Services to Disadvantaged and Health Care Professional Shortage Area
Date: Sunday, July 28, 2024 4:21:57 PM
Attachments: Slide3.PNG
Slide4.PNG
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Public Comment All Agencies:

Because Beach Cities Health District (BCHD) is accepting funding from the Mental Health Services Act (MHSA) on behalf of all of LA County Health SPA8, the SPA8 cities that are Mental Healthcare Worker Shortage Areas and Disadvantaged Communities must advocate for themselves to the MHSA Oversight Advisory Committee (MHSAOAC) at MHSOAC@mhsoac.ca.gov and the senior most executives in charge of the MHSA funding at Mark.Ghaly@chhs.ca.gov, jared.goldman@chhs.ca.gov, and Toby.Ewing@mhsoac.ca.gov.

It is unconscionable that BCHD is spending 50% of SPA8 allcove resources on relatively affluent Redondo Beach, Hermosa Beach and Manhattan Beach areas when so many disadvantaged areas exist in SPA8. Furthermore, BCHD is spending over 70% of allcove resources on those three cities plus Torrance, depriving the other 91% of SPA8 population from adequate allcove services.

Also, BCHD is planning to build the allcove facility in Redondo Beach, roughly a mile from the ocean. That location is highly inaccessible to the most disadvantaged, healthcare provider short, non-white, lower income SPA8 cities.

We encourage the cities listed below with higher non-white populations, lower incomes, and official designations are MSHA and Disadvantaged Communities to weigh in and preserve their rights. BCHD is obligated by state contract to provide allcove building and services for 30 years - and the longer the overwhelming majority of SPA8 is excluded, the more likely that BCHD will deny them allcove services.

NOTE:
(per BCHD "SPA 8 serves the communities of Athens, Avalon, Carson, Catalina Island, El Segundo, Gardena, Harbor City, Hawthorne, Inglewood, Lawndale, Lennox, Long Beach, Hermosa Beach, Manhattan Beach, Palos Verdes Estates, Rancho Dominguez, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, San Pedro, Torrance, Wilmington and others.")

On Tue, Jul 23, 2024 at 12:07 PM Stop BCHD [redacted] wrote:

> Over 80% of allcove BCHDs participants are from RB/HB/MB/Torrance/"Other" - while Disadvantaged Communities and Mental Health Professional Shortage Areas get less than 15% of allcove services. THAT'S UNFAIR. THAT'S ALSO A POTENTIAL LIABILITY TO BCHD Taxpayers if the State audits BCHD and claws back the funding. While we can never know the intent of BCHDs Board's expansion into 80% to 95% non-resident services - we can surmise that BCHD expanded its allcove service area to win a funding award. BCHD added 1.2M population to the Health District for allcove, apparently in order to secure some Disadvantaged Communities, Lower Income Areas, Non-white Areas, and Mental Health Professional Shortage Areas (MHPSAs) and score more points on the funding evaluation. BUT WHEN THE RESULTS ARE IN - BCHD SPENT THE FUNDING ON RELATIVELY HIGH INCOME, RELATIVELY WHITE AREAS WITH AMPLE MENTAL HEALTH PROFESSIONALS. MHPSAs and Disadvantaged communities carried the day for BCHD's funding request - yet - BCHDs threw them crumbs. The BCHD Board has failed and opened District taxpayers to financial liability.

Over 80% of allcove Beach Cities services are provided to Redondo Beach, Torrance, Manhattan Beach, Hermosa Beach and an unknown group of youth that may be from outside the service area of allcove.

Athens, Gardena, Harbor City, Hawthorne, Inglewood, Rancho Dominguez are areas of lower income and higher shares of non-white residents; as well as Mental Health Professional Shortage and Disadvantaged Community designations with only modest allcove resources.

SPA8	Population	HH Income < $100K (2)	% Non-white > 70% (3)	Mental Health Professional Shortage Area (HPSA) (4)	Disadvantaged Community SB 535 (5)	% of allcove Enrollment > 5% of TOTAL allcove program (6)
Athens	9,000	$ 48,824	98.8%	1	1	0.0%
Carson	90,000	$103,045	79.6%	1	1	1.0%
Gardena	60,000	$ 75,443	81.3%	1	1	0.8%
Harbor City	25,000	$ 80,245	92.0%	1	1	0.0%
Hawthorne	87,000	$ 72,298	78.0%	1	1	4.6%
Inglewood	110,000	$ 67,553	83.0%	1	1	3.4%
Rancho Dominguez	15,000	$ 73,300	81.0%	1	1	0.0%
San Pedro	86,000	$ 87,800	67.0%	1	1	1.0%
Avalon	3,700	$ 89,131	59.7%	1		0.0%
Catalina Island	300			1		0.0%
Long Beach	467,000	$ 78,995	73.0%	1		0.5%
Lawndale	33,000	$ 76,213	84.0%		1	2.1%
Lennox	22,000	$ 54,611	74.1%		1	0.0%
Wilmington	53,000	$ 55,141	96.5%		1	0.0%
El Segundo	17,000	$142,596	43.0%			0.5%
Hermosa	19,000	$149,500	27.0%			**6.4%**
Manhattan	36,000	$187,217	24.6%			**8.2%**
PVE	13,000	$224,766	37.0%			0.9%
RPV	42,000	$166,700	53.0%			2.3%
Redondo	67,000	$134,500	44.0%			**39.7%**
Rolling Hills	1,500	$250,003	20.0%			0.2%
RHE	8,000	$179,917	34.2%			0.7%
Torrance	145,000	$109,900	67.0%			**16.5%**
OTHER (out of SPA8, anonymous, unknown)						**10.4%**

In order to have a more "attractive" application for MHSA funding, BCHD appears to have expanded its service area from the relatively white and affluent voter-approved "residents who reside within the District" to all of LA County Health's Service Planning Area #8.

That neatly checked the mental health professional shortage areas (MHSAs), disadvantaged communities, populations with racial disparities, and ethnically diverse groups for the purpose of evaluation of funding applications.

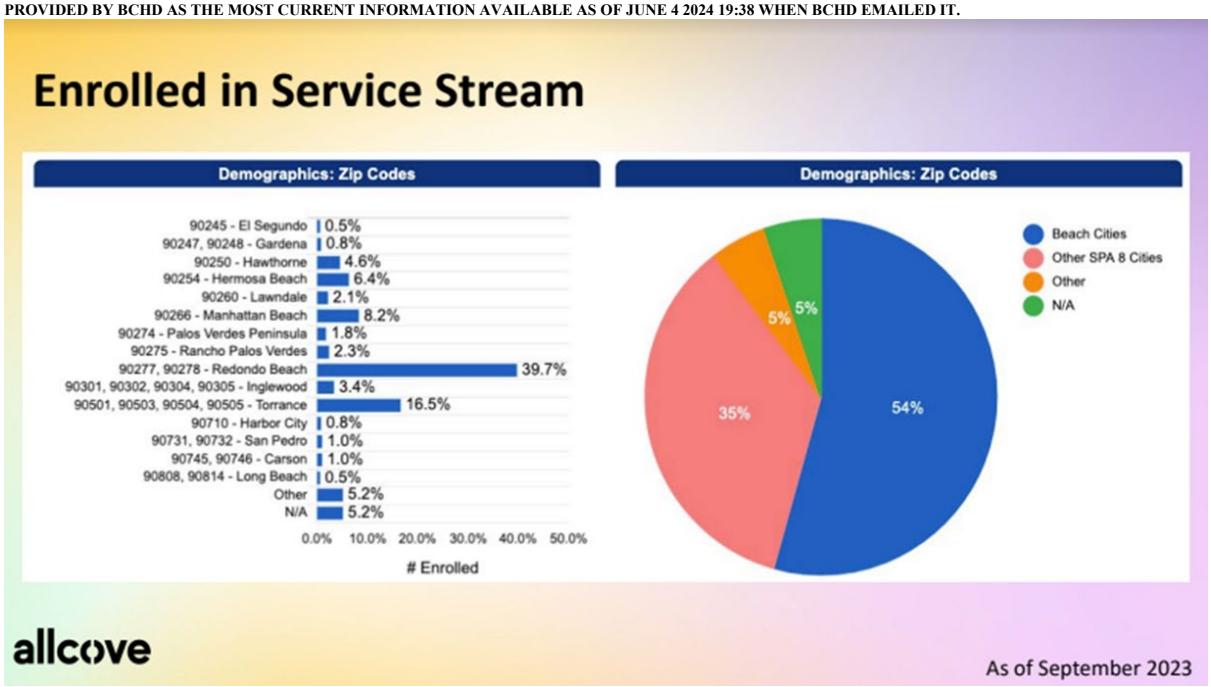
Unfortunately as the analysis shows, over 70% of allcove participation is from Redondo, Hermosa, Manhattan, and Torrance – while the the disadvantaged communities and MHSAs are catching the crumbs of BCHDs program, participation, and spending.

MHSOAC

RFA Youth-Driven Programs-001 Addendum 1
Youth-Driven Programs

5. Grant awards will be calculated based on multiple factors, including but not limited to: number of total applications received, number of applications received by track and practice model type, and, number of total individuals expected to be impacted (i.e., served) by grant applicant as a result of the grant award. Priority will be given to applicants serving communities with higher demonstrated need (e.g., mental health professional shortage areas, socio-economically disadvantaged communities, communities with populations of focus) or those which propose to reduce disparities between racial/ethnic/marginalized groups in the community.

PROVIDED BY BCHD AS THE MOST CURRENT INFORMATION AVAILABLE AS OF JUNE 4 2024 19:38 WHEN BCHD EMAILED IT.



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