



Measure BC Information

BCHD Community Health & Wellness General Obligation Bond



allcove Beach Cities

Complete the construction of the allcove Beach cities youth mental health center that will expand youth mental health services.



Public Open Green Space

Create approximately two acres of open space and support amenities, limited to health and wellness program uses.



Seismic Safety

Demolish the old South Bay Hospital building that was constructed in the late 1950s. It does not meet current seismic construction standards.



Connections and Parking

Create a connection between allcove Beach Cities and the open space and support amenities, including a pedestrian walkway, parking and site circulation improvements.

About Your Healthcare District

Special Districts

Beach Cities Health District is a special district – a form of local government to meet a specific need.

Healthcare Districts

Healthcare districts are a type of special district that provide community-based health care services to their communities.



Current Campus

520 Building
Ground Lease Expires 2064

510 Building
Ground Lease Expires 2030



District Funding Sources

FY24-25 Budgeted Revenues

26% | (\$4.2m)

Other (Grants,
User Fees,
Interest, etc.)



42% | (\$6.7m)

Leases &
Public-Private
Partnerships

32% | (\$5.2m)

Property Tax

Total Revenue: \$16.1m

BCHD Programs, Services & Facilities

YOUTH

LiveWell Kids Nutrition
School Gardens
allcove Beach Cities
Beach Cities Partnership for Youth
Youth Advisory Council
Parent Education and Engagement
Health & Wellness Programs at Schools
Social Emotional Wellness at Schools

VOLUNTEER PROGRAMS

Garden Angels
LiveWell Kids Parent Docents
Conversation Companions
Errand Volunteers
Campus Greeters
Professional & Administrative
Event Volunteers
Internship Program
Beach Cities Volunteer Day

ADULTS / ADULTS 65+

Care Management
Aging and Disability Services
Health & Wellness Education
Cognitive Health
Support Groups
Health Insurance Navigation
Information & Referrals
Holiday Gift Bags
Social Work Internship Program
Health Promotion
Blue Zones Project
Restaurants and Grocery Stores
Moais
Built Environment
Community Policy
Public Health Response
Mental Health & Happiness
Free Fitness Programs
WorkWell

FACILITIES

allcove Beach Cities

Mental Health
Physical Health
Substance Use Prevention
Peer Support
Family Support
Supported Education and
Employment

AdventurePlex

Membership and Drop-In Play
Camps
Parties & Drop-off Programs
Outdoor Programs

Center for Health & Fitness

Membership & Group Exercise
Personal Training
Pilates
Yoga
Fee-Based Services (Nutrition, etc.)

Measure BC Information

Beach Cities Health District Community Health & Wellness General Obligation Bond

\$30 Million Bond



Cost to Property Owners



**\$3 per \$100,000 of
assessed value**
(Not Market Value)

Example:

A homeowner with a property assessed at \$800,000 would pay **\$24 per year.**

Community Health & Wellness Bond

allcove Beach Cities

- Part of a network of integrated mental health centers in California.
- Drop-in space for youth to find community, support, advice or even just a movement to pause.



allcove

**allcove Beach Cities opened
November 2022, the 1st location in
southern California.**

Community Health & Wellness Bond

allcove Beach Cities

- Ages 12-25
- Service Streams
 - Mental health
 - Physical health
 - Substance Use
 - Peer support
 - Family support
 - Supported education and employment



allcove

Since November 2022, more than 8,300 visits by young people.

Building *the future home* of Youth Mental Health



ARCHITECT'S RENDERING



Community Health & Wellness Bond

allcove Beach Cities

Complete the construction of the allcove center that will expand youth mental health services.

The center will include:

- Environmental and sustainability practices
- Pedestrian connection between allcove Beach Cities and the open space

allcove Beach Cities



“the cove,” a community gathering space for young people to find social support and participate in events including music, art and life skills, plus quiet spaces to study or relax with support around them

10 chat rooms for therapy, meeting with a physician or wellness programming, and available to young people for group projects or study



“the pantry,” a free, all-access snack station for young people to refuel with youth-selected snacks

“South Bay Café,” an in-house coffeeshop which will also offer an employment training program for young people

“the hub,” a meeting space for youth, family and wellness programming

Creating *open space*





ARCHITECT'S RENDERING

Community Health & Wellness Bond

Public Open Green Space

- Build approximately two acres of open space
- Used for health and wellness programs/activities



Community Health & Wellness Bond

Public Open Space

- Walking Trail Open to the Community
- Green Open Space
 - Ex: fitness classes, workshops, and community events
- Community Garden
- Meeting and Gathering Spaces
- Native Plants





BERYL STREET

ARCHITECT'S RENDERING



BERYL STREET

FLAGLER LANE

DIAMOND STREET

PARAMOUNT CITY UNIVERSITY OF WEST

VONS

ARCHITECT'S RENDERING

N. PROSPECT

Measure BC – Frequently Asked Questions

Q: What could the bond proceeds NOT be used for?

Proceeds from this bond cannot be used for employee salaries or benefits, operational or programming expenses, or other buildings/programming at off-site locations. Further, proceeds from the bond could only be spent in the Beach Cities, with a 5% cap on administrative costs.

Q: Are there any accountability requirements?

Under the proposed bond measure, funds are subject to accountability requirements, ensuring that every dollar will be used to upgrade local health and wellness opportunities locally in the Beach Cities.

BCHD would be required to submit annual independent performance and financial audits to the state and make these audits publicly available. A citizens' oversight committee would also be established to ensure accountability of all bond expenditures.





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