

Community Health & Wellness Measure

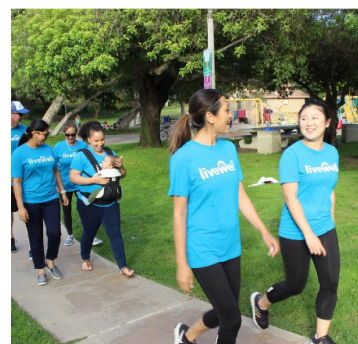


Beach Cities Health District (BCHD) is exploring a potential \$30 million General Obligation Bond on the November 2024 ballot.



Create Public Open Space & Address Seismic Safety

- Safely demolish the old South Bay Hospital building that was built in the late 1950s, and does not meet current seismic construction standards.
- Replace the building with approximately two acres of open space that will be used for outdoor health and wellness programs.



Enhance New Youth Wellness Center to Expand Mental Health Services

- Expand youth mental health services by completing a youth mental health center (allcove Beach Cities) with environmental and sustainability best practices.



Challenges Today

Youth Mental Health Crisis



Mental Illness

50% of all lifetime cases of mental illness begin by age 14 and 75% begin by age 24

Suicide

10% of Beach Cities 11th graders reported seriously considering attempting suicide within the past 12 months

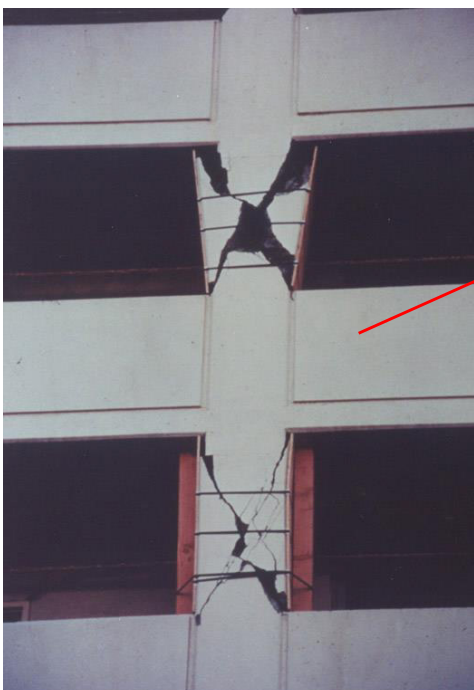
Health & Behavioral Risks

Untreated mental health conditions can result in unnecessary unemployment, substance abuse, homelessness, incarceration, suicide, poor quality of life, and other health risks like STDs, HIV and unintended pregnancy.

Source: Centers for Disease Control and Prevention, National Alliance on Mental Illness, California Healthy Kids Survey

Deteriorating 1950s Building

Our campus is home to the 63-year-old former hospital building located at 514 North Prospect Avenue in Redondo Beach. In 1955, residents of Hermosa Beach, Manhattan Beach and Redondo Beach voted to fund and build South Bay Hospital. Over the years the building has evolved its services to meet the health needs of the community. To address escalating maintenance costs as well as seismic and structural issues common with buildings built in the 1950s, BCHD plans to demolish the building in 2027 and replace it with approximately two acres of public open space.



Seismic and Maintenance Upgrades: \$90 Million

The cost of retrofitting the building to meet current seismic standards is not financially feasible. The District would need to charge approximately three times the average minimum monthly rental rate per square foot to fund debt service.

In 2018, Youssef & Associates presented their seismic findings of the 514 building to the Community Working Group and at the Board of Directors Study Session.

Meeting the Challenge

Expand Opportunities for Youth Mental Health Services

allcove Beach Cities is part of a network of integrated youth health centers for young people ages 12 to 25 with mild to moderate needs. Anchored in a model from Stanford University's Center for Youth Mental Health & Wellbeing, allcove offers a range of services including mental health, physical health, substance use, peer and family support, and supported education and employment.



Former Hospital Building Could Make Way for Open Green Space



In the heart of the proposed campus will be approximately **two acres of open space**. This area has been made a priority after six years of community feedback. Replacing an old building and acres of asphalt parking with a park and gathering space for community activities like fitness events, community workshops and farmers markets is one of the project's chief priorities.

For more information visit: bchd.org/healthmeasure

Frequently Asked Questions

Q: What is the current state of the BCHD building at 514 North Prospect Avenue in Redondo Beach?

Our Prospect Avenue campus is home to a 63-year-old former hospital building. Over the years, the building has evolved its services to meet the health needs of the community, but escalating maintenance costs, as well as seismic and structural issues common with buildings built in the 1950s, mean that this building faces a critical inflection point and must be dealt with in short order. BCHD is also underway with plans to create a new, state-of-the-art building for allcove Beach Cities on the SW corner of Beryl Street and Flagler Lane. This facility will enable BCHD to expand its programming and help more young people facing mental health challenges.

How does BCHD plan to address its aging facilities?

BCHD has been studying this issue since 2017. Safety is BCHD's primary concern, and since the cost of retrofitting the former hospital building to meet current seismic standards is not financially feasible, the District plans to demolish the building in 2027 and replace it with approximately two acres of public open space. This would enable BCHD to provide a range of outdoor healthy lifestyle programming for the community.

How does BCHD plan to pay for these improvements?

BCHD's Board is considering placing a general obligation bond issue on the November 5, 2024 ballot. The District has also received more than \$7 million to date in grants for construction of the allcove Beach Cities structure.

What specifically could the bond proceeds be used for?

- Safely demolish the old South Bay Hospital building that was built in the late 1950s and does not meet current seismic construction standards.
- Replace the building with up to two acres of open space that will be used for outdoor health and wellness programs.
- Expand youth mental health services by completing a youth mental health center (allcove Beach Cities) with environmental and sustainability best practices.
- Add environmental upgrades (including solar, vehicle and bicycle charging stations, high-performance building features/ daylighting, high-efficiency HVAC and electrical equipment and metering, and sound barriers)

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.

How much would the bond cost homeowners?

The BCHD Board is considering a \$30 million bond issue, which would levy \$3.00 per \$100,000 of assessed value on residences in the three Beach Cities, generating \$1.7 million per year for the project.

How do we know bond proceeds would be spent to benefit the community?

Under the proposed bond measure, funds are subject to strict 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 bond expenditures.

When would the bond measure appear on the ballot?

No decisions have been made, but the BCHD Board is considering placing the bond issue on the November 5, 2024 ballot.

What will happen if the bond measure passes? What if it doesn't pass?

Should the Community Health & Wellness measure pass, there is a strong possibility that the Residential Care for the Elderly facility in BCHD's Healthy Living Campus plan will be reduced in size, with up to 30 percent fewer assisted living/memory care units. With less units, the building itself will be smaller, perhaps as small as 4-story facility instead of six floors. If the measure does not pass, BCHD will incur approximately \$750,000 per year to demolish the former hospital building, which will lead to a reduction in BCHD services – for FY2026-27, that figure is forecast to be \$2 million. Related to this, it will be difficult for BCHD to fund the creation of the open space.