



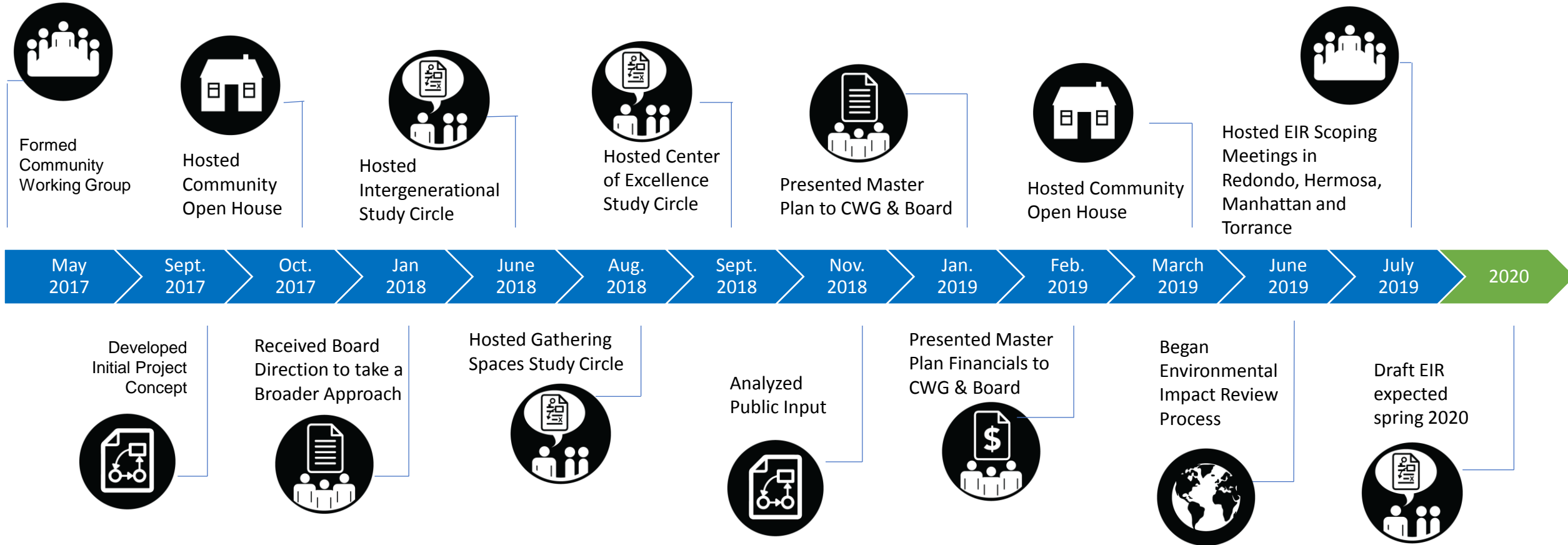
# Community Working Group

## December 2, 2019

# Agenda

- Where We've Been
- Project Updates
  - Schedule
  - Finance
- How to Read an EIR Workshops
  - Thursday, Dec. 5, 6 – 8 p.m.
  - Monday, Dec. 9, 6 – 8 p.m.
- Bike Path
- Q&A

# Healthy Living Campus: Milestones





# HEALTHY LIVING CAMPUS VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.



COMMUNITY WELLNESS PAVILION

# Healthy Living Campus: Project Pillars



## Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



## Livability

- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



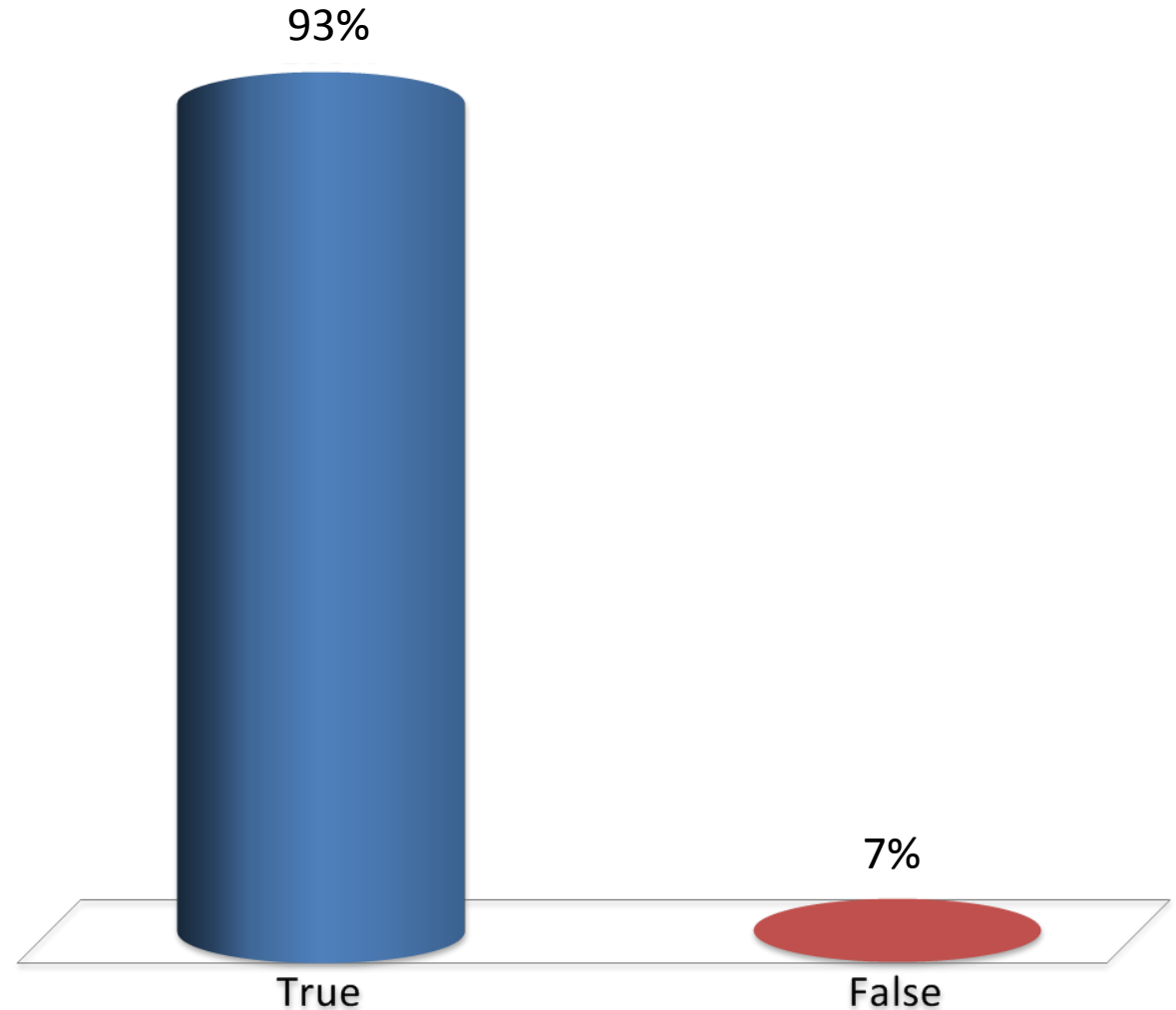
## Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community

# Community Working Group Poll January 14, 2019

**True or False:** The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.

1. True
2. False





# Environmental Impact Report (EIR) Process

Typically +/- 9 Months



- Notice of Preparation

- Expected Spring 2020

- Public Hearing

- Five (5) Public Scoping Meetings

# Review of BCHD Funding Evolution *Based on Community Need*



## Hospital & Emergency Care

- Increased local hospital competition



## Preventive Health Programs, Services & Facilities

- MOB Market Concerns / Escalating Maintenance & Seismic Costs



## Continued Community Need to Fund Preventive Health Programs through Services & Facilities

### FUNDING

1955 – 1998

1998 – 2023 (estimated)

2023 –

RCFE/Grants/  
Philanthropy/Partnerships

514 Medical Office  
Building (MOB) Leases

Hospital Revenue

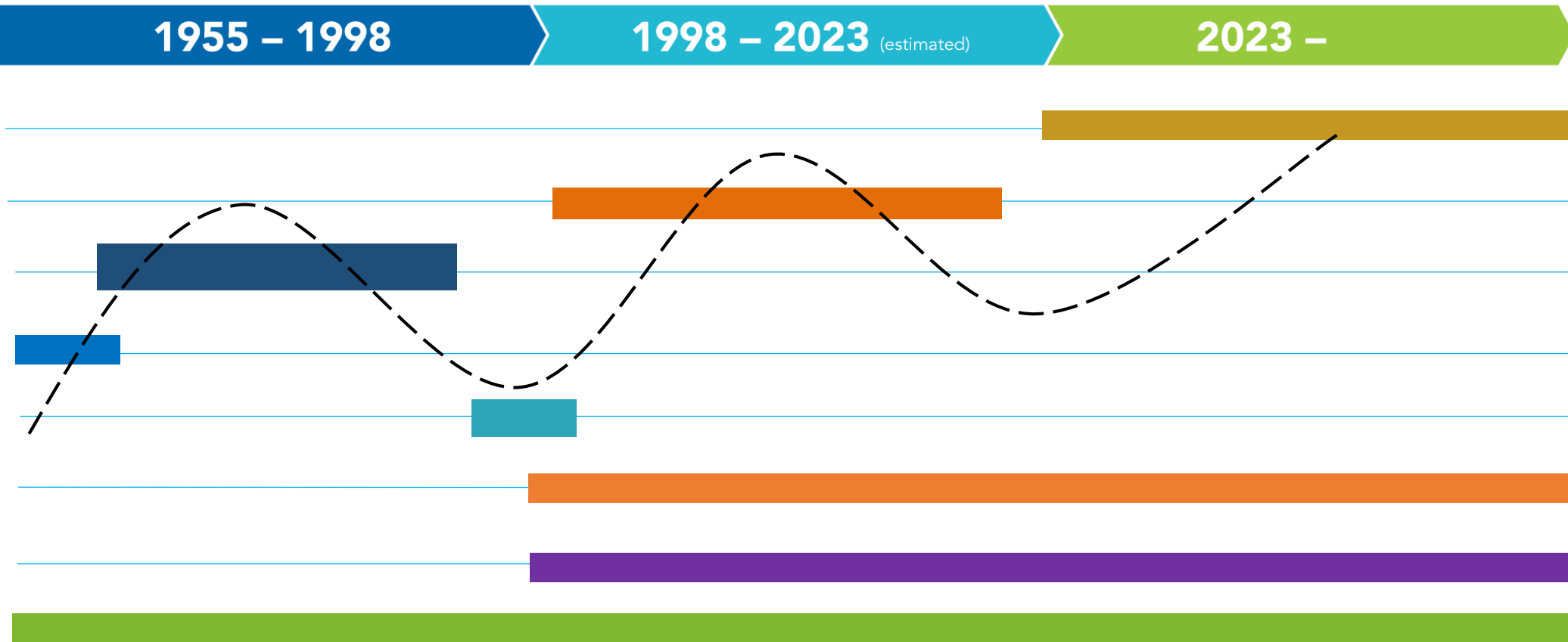
General Obligation Bonds

Lease Buyout

Off-Campus/Joint  
Ventures

H&F Operations

Property Tax

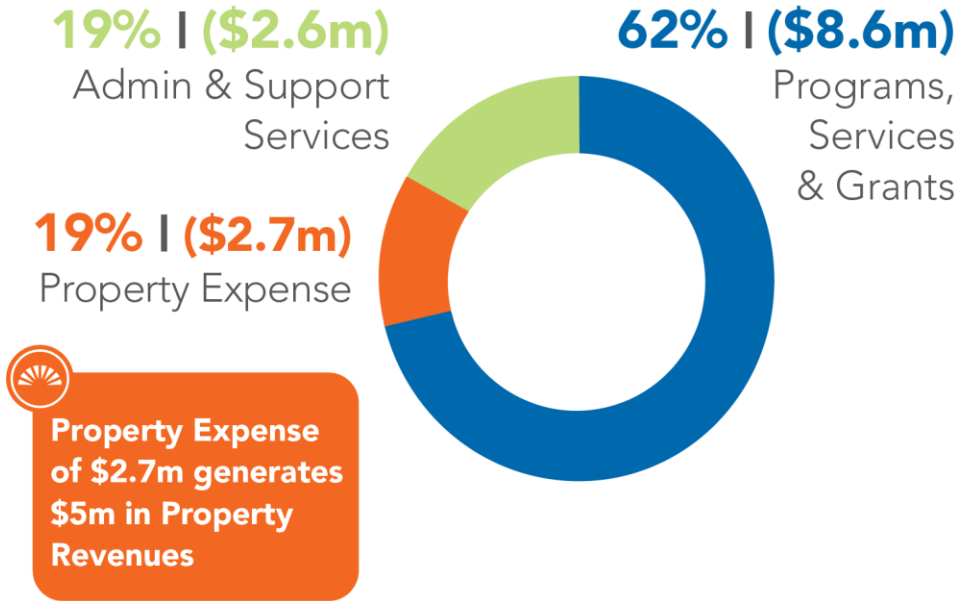
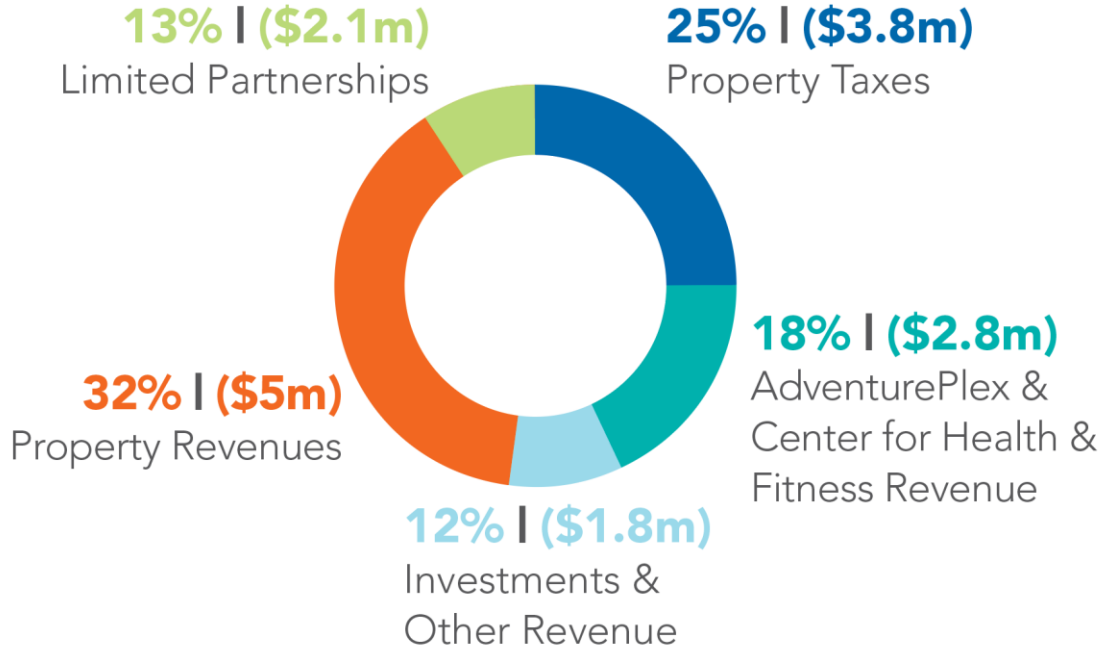




# Incoming & Outgoing Funding

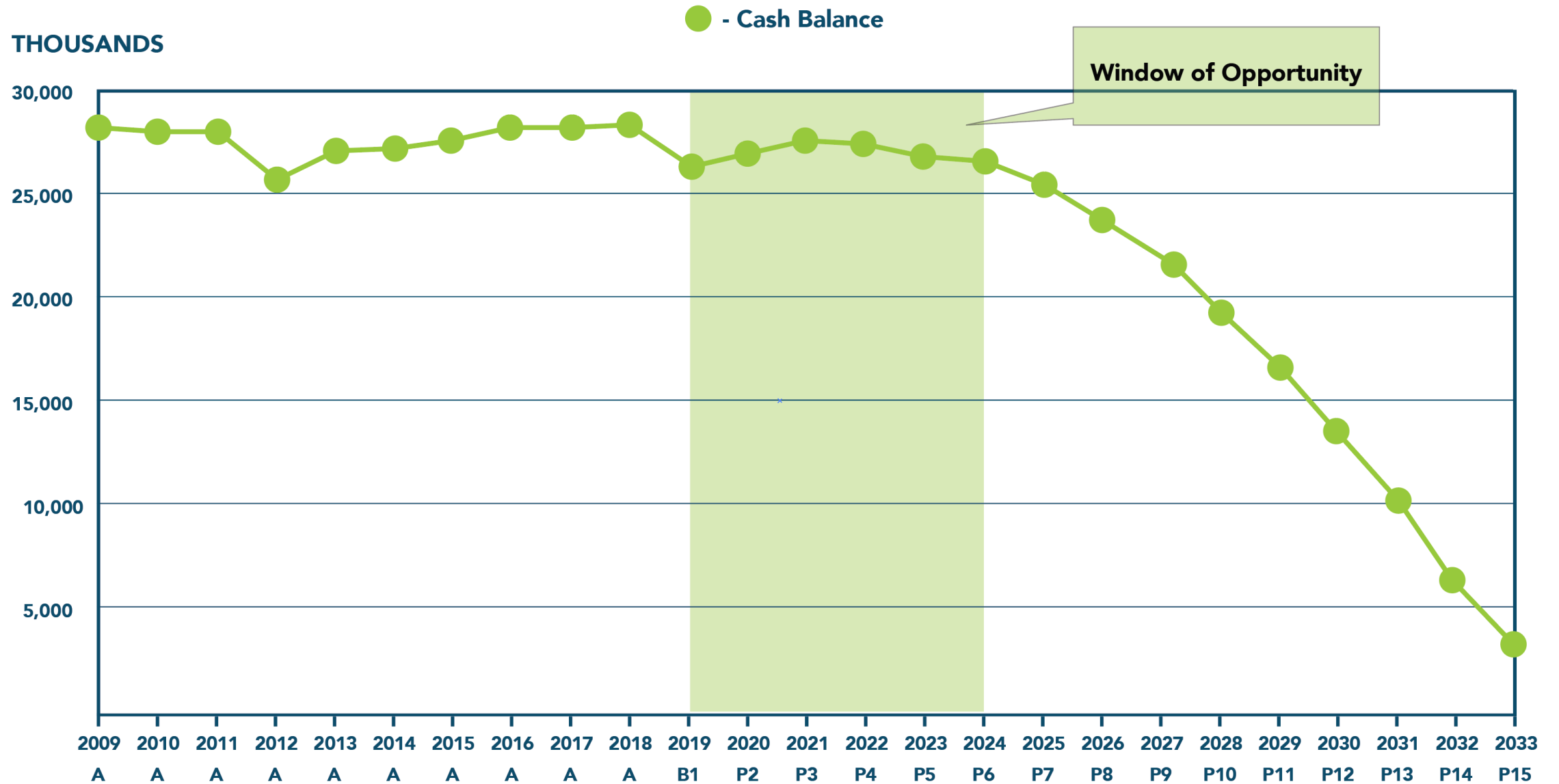
## INCOMING FUNDING

## OUTGOING FUNDING



Actual (\$ Millions)

# 2018 - 15 Year Long-Term Financial Outlook



# BCHD Risk Assessment

## Understand Why Organizations Have Risks

### Mission & Vision: Tells us Why an Organization has to Take Risks

#### WHY

MISSION: Fill Unmet Preventive Health Needs in the Community

#### WHAT

VISION: A Healthy Beach Community – BCHD Health Priorities

#### HOW

Property Taxes & Return from Long-Term Assets

#### VALUE

\$3.50 (350%) Return on each \$1.00 Property Taxes Received

\$21M in Savings in Healthcare Costs (2010 – 2018 measured by Gallup)

# BCHD Risk Assessment

## Lessons Learned from Other Healthcare Districts

### Public

Communicate Value  
Articulate Vision/  
Mission

### Financial

Market Research  
Risk Assessment  
(Likelihood & Impact)

### Transparency & Oversight

Measurable Outcomes  
Public Engagement

### Mission & Need

Prioritize Community  
Health  
Identify Healthcare  
Needs

# BCHD Risk Assessment

## Assessing/Measure the Risk Events

<b>IMPACT</b>	<b>HIGH</b>	<ul style="list-style-type: none"> <li>Legislative Matters</li> <li>JV Bankruptcy</li> <li>Flood Fire</li> <li>Organizational (Staffing, Accidents, theft, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Earthquake</li> <li>Tenant Departures</li> <li>Building Infrastructure Failure</li> <li>Loss: NR Income (\$437K / Year)</li> <li>Expiration of Design-build</li> </ul>
	<b>LOW</b>	<ul style="list-style-type: none"> <li>LAFCO Audit</li> <li>Industry Contraction</li> <li>H&amp;F Operations Income Fluctuations</li> </ul>	<ul style="list-style-type: none"> <li>Economic Matters               <ul style="list-style-type: none"> <li>Interest Rates</li> <li>Stock Market</li> </ul> </li> <li>National, Local Recession</li> <li>IT Threats (Spams, etc.)</li> </ul>
		<b>LOW</b>	<b>HIGH</b>
<b>LIKELIHOOD</b>			





CONCEPTUAL RENDERING

[bchdcampus.org](http://bchdcampus.org)

# HOW TO READ AN ENVIRONMENTAL IMPACT REPORT (EIR) WORKSHOP

Local environmental studies expert Ed Almanza is offering a free, informal workshop to provide an overview on the basic elements of an EIR. Almanza has managed the environmental review process for numerous South Bay projects and is the Project Coordinator for Beach Cities Health District's Healthy Living Campus EIR process.

## The "How to Read an EIR" workshop will:

- Provide an overview of the California Environmental Quality Act (CEQA) requirements for conducting an EIR process
- Explain the standard format, content and vocabulary of an EIR
- Discuss the methods used in an EIR to study and disclose potential environmental effects of proposed projects

**THURSDAY, DECEMBER 5  
OR MONDAY, DECEMBER 9  
6 – 8 P.M.**

REDONDO BEACH MAIN LIBRARY  
303 N. PACIFIC COAST HWY., REDONDO BEACH

Registration is required online at [bchdcampus.org](http://bchdcampus.org).  
Space is limited to ensure an interactive setting.



# Bike/Pedestrian Path Update

- Part of the concept Master Plan
- Measure M funding approved by Metro Board
- Being evaluated as part of the EIR process





# Review

- 60-year-old former hospital building (514 N. Prospect)
  - Escalating maintenance costs
  - Safety is a top priority – building needs seismic upgrades
  - Generates most of our asset lease revenue that funds free programs and services
- Environmental Impact Report (EIR)
  - Draft EIR expected spring 2020
  - Project Description
  - Alternatives
  - Taking a Master Plan approach

# Questions & Answers

# Thank You

Next Community Working Group Meeting:  
Spring 2020