



City Clerk Council and Public Services <clerk.cps@lacity.org>

Fwd: Public Comment - All Agencies - Analysis of BCHD's allcove Beach Cities Implementation Equity

2 messages

Office of the City Clerk <cityclerk@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>
Cc: CityClerk <cityclerk@lacity.org>

Thu, Oct 17, 2024 at 1:27 PM

FYI. Thanks.

----- Forwarded message -----

From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Thu, Oct 17, 2024 at 1:24 PM
Subject: Public Comment - All Agencies - Analysis of BCHD's allcove Beach Cities Implementation Equity
To: <Mark.Ghaly@chhs.ca.gov>, info <info@lalafco.org>, Los Angeles County District Attorney's Office <info@da.lacounty.gov>, <info@allcove.org>, <media@ph.lacounty.gov>, <jared.goldman@chhs.ca.gov>, MHSOAC <MHSOAC@mhsoc.ca.gov>, Cc: Kevin Cody <kevin@easyreadernews.com>, <lisa.jacobs@scng.com>, Garth Meyer <gmeyer@easyreadernews.com>, <tevains@scng.com>, Eleanor Manzano <cityclerk@redondo.org>, <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>, <Toby.Ewing@mhsoc.ca.gov>, Jane Diehl <jane.diehl@bchd.org>, Noel Chun <noel.chun@bchd.org>, Michelle Bholat <michelle.bholat@bchd.org>, <martha.koo@bchd.org>, <HollyJMitchell@bos.lacounty.gov>, <Al.Muratsuchi@asm.ca.gov>, <letters@latimes.com>, <opinion@scng.com>

The attached analysis was developed by our organization. It raises questions though analysis of whether or no the BCHD allcove Beach Cities is complying with the terms and intent of the funding agreement, whether the facility should be build so far from the centroid of SPA8 youth population with difficult access, and whether the \$172M, 30-year liability for allcove in return for a \$6.3M grant is fair for the Taxpayers of the BCHD district.

Thank you. Questions can be provided to StopBCHD@gmail.com

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StopBCHD.com (StopBCHD@gmail.com) 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.

allcove inequality of use.pdf
1131K

City Clerk Council and Public Services <clerk.cps@lacity.org>
Draft To: Office of the City Clerk <cityclerk@lacity.org>

Thu, Oct 17, 2024 at 3:56 PM

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Analysis of BCHD's allcove Beach Cities Equity Performance and Funding Contract Adherence for LA County Service Planning Area 8

October 2024
StopBCHD.com
StopBCHD@gmail.com
Redondo Beach, CA

Background

- In cooperation with the Los Angeles County Department of Public Health and its Enhanced Community Health (LACDPH) Profiles, StopBCHD's experts have analyzed the impacts of Household (HH) Income on health outcomes
- The basic methodology followed the BCHD District taxpayer-funded, Gallup methodology of valuing incremental differences in obesity levels, diabetes rates, and smoking rates
- The data drew significantly from the LACDPH profiles, US Census Data, BCHD press releases, BCHD Public Records Act responses, Gallup's press release regarding BCHD's unknown, but "likely, in part" contribution to health outcomes in the BCHD beach cities, BCHD budget projections, Building Owners and Manager's data, and BCHD's Measure BC funding request.

Summary Findings

- Changes in SPA8 health outcomes are greatly explained by changes in SPA8 HH income levels
- BCHD participation showed no statistically significant impact on health outcomes of the BCHD beach cities
- The BCHD allcove Beach Cities BCHCIP construction grant was focused on service to Priority Populations (LA County SPA8), required 30-years minimum operation and asset encumbrance of building and services, and provided no long term operational funding
- The amount of the allcove BHCIP construction grant is not too exceed \$6,336,702
- The estimated liability to the District of 30-years allcove operation for LA SPA8 is \$172M
- BCHD allcove Beach Cities enrollment is heavily skewed toward: the District cities, SPA8's higher income areas, SPA8's lower non-white areas, SPA8's areas without mental HPSAs and disadvantaged communities

Statistical Analysis Demonstrates that Health Outcomes Differences in SPA8 are Largely Explained by Income Differences

BCHD issued a \$400,000+ taxpayer-funded contract to Gallup for surveys and analysis. As the funders of the research that BCHD and Gallup have provided into the public via press releases, we are replicating the methodology.

First off, Gallup and BCHD plastered the BCHD logo on the survey, therefore introducing client bias. After all, who wants to say “yes dear interviewer, I’m a fat slob, have diabetes, and smoke 2 packs a day” to the Health District that sent them a letter and survey to their home address. Instead of Gallup’s BCHD-purchased data, we used LA County Department of Public Health data along with CDC data. Client bias is well understood and client names are often withheld.

We recomputed Gallup’s “fictional” health cost savings for all the Cities in LA County SPA8 that had available data. Our findings were very, very clear – HIGH INCOMES = GOOD HEALTH OUTCOMES. In fact, the correlation between income and health outcomes is only 7.3% from being PERFECTLY RELATED.

Unlike Gallup that won’t reveal its sources and data, ours is 100% transparent below.

The statistical regression test below demonstrates that:

- 1) HH Income and Health Outcomes (as measured by the “Gallup Savings”) have a 92.7% correlation.
- 2) 86.0% of the changes in Health Outcomes are explained by changes in HH Income levels.

Statistical Analysis Demonstrates that Health Outcomes Differences in SPA8 are Largely Explained by Income Differences

Utilizing Gallup’s monetization of health outcomes method, LA County and Census Data, we conducted a regression analysis to test the relationship between health outcomes and HH income. The regression showed high statistical significance and a 92.7% correlation between health outcomes and HH income along with an R-square of 86%, demonstrating a high level of explanatory power between changes in health outcomes and changes in income levels.

SUMMARY OUTPUT - Testing the Relationship between HH Income and Gallup Method Monetized Health Outcomes								
<i>Regression Statistics</i>								
Multiple R	0.927266915							
R Square	0.859823932							
Adjusted R Square	0.849811356							
Standard Error	193.6989259							
Observations	16							
<i>ANOVA</i>								
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>			
Regression	1	3221944.96	3221944.96	85.87439537	2.37853E-07			
Residual	14	525269.8345	37519.27389					
Total	15	3747214.795						
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	-812.7928649	151.1029364	-5.379067306	9.72129E-05	-1136.876431	-488.7092984	-1136.876431	-488.7092984
HHIncome	0.013178723	0.001422137	9.266843873	2.37853E-07	0.010128542	0.016228904	0.010128542	0.016228904

Statistical Analysis Demonstrates that BCHD had no Statically Valid Impact on Health Outcome Differences in the BCHD Cities

Utilizing Gallup’s monetization of health outcomes method, LA County and Census Data, we conducted a regression analysis to test the relationship between health outcomes and HH income. The regression showed high statistical significance and a 92.7% correlation between health outcomes and HH income along with an R-square of 86%, demonstrating a high level of explanatory power between changes in health outcomes and changes in income levels.

We used a regression model of the form $GallupSavings=f(HHIncome, BCHD Dummy)$
 Gallup’s Savings is a monetization of health outcomes using unnamed Gallup research.

The full results of the model are published below. That findings are as follows:

- 1) The model has good explanatory ability, with an R-square of 86.4%
- 2) HH Income is positively related to the GallupSavings and highly significant
- 3) The BCHD Dummy is negative, indicating that being a BCHD city diminishes health outcomes as measured by the GallupSavings. However, the BCHD Dummy is not significant, so we conclude BCHD simply has NO IMPACT on health outcomes.

SUMMARY OUTPUT								
<i>Regression Statistics</i>								
Multiple R	0.92938394							
R Square	0.863754509							
Adjusted R Square	0.842793664							
Standard Error	198.1726365							
Observations	16							
<i>ANOVA</i>								
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>			
Regression	2	3236673.674	1618336.837	41.20800079	2.36099E-06			
Residual	13	510541.1202	39272.39386					
Total	15	3747214.795						
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	-877.4410585	187.1972177	-4.687254806	0.000424888	-1281.85606	-473.0260567	-1281.85606	-473.0260567
BCHD	-122.950344	200.7863935	-0.612405004	0.550832171	-556.6797677	310.7790797	-556.6797677	310.7790797
HHIncome	0.013973752	0.001949954	7.166196603	7.30163E-06	0.009761133	0.018186371	0.009761133	0.018186371

Excerpts from the BCHD BHCIP Grant Agreement

EXCERPTS FROM BCHD'S ALLCOVE CONSTRUCTION GRANT

PROGRAM FUNDING AGREEMENT

SUMMARY COVER SHEET

Program Funding Agreement ID	7469-CA BHCIP-B4_209_Allcove-01
Contract Type:	Deliverable Based Program Funding Agreement
Period of Performance:	Effective Date through June 30, 2027
Consideration/Budget:	BHCIP Children and Youth (Round 4) Infrastructure Program Funding Not to Exceed \$6,336,702.00

This Program Funding Agreement (the "Agreement") is entered into as of May 13, 2023 (the "Effective Date") by and between **ADVOCATES FOR HUMAN POTENTIAL, INC.**, a Massachusetts corporation, with offices located at 490-B Boston Post Road, Sudbury, MA 01776 ("AHP"), and **Beach Cities Health District, formerly known as South Bay Hospital District, a governmental agency with offices at 514 N. Prospect Avenue, Redondo Beach, CA 90277-3070** ("Beach Cities Health District, formerly known as South Bay Hospital District, a governmental agency" or the "Sponsor"). AHP and the Sponsor may be referred to separately as a "Party" or collectively as "Parties."

-Priority populations to be served are youth between the ages of 12-25 from Service-Planning Area 8, including 16 cities and communities of the city of Los Angeles. This population will receive mental and physical health resources, education and employment counseling, peer and family support, and substance use prevention program. Service-Planning Area 8, in the 16 cities and communities of the City of Los Angeles, includes more than 1,000,000 people. Allcove Beach Cities will be able to provide services to those 12-25 years old, including 49% Latino population, followed by 26% white, 15% Asian, 8% African American and 2% other.

BHCIP, DHCS awards competitive grants to qualified entities to construct, acquire, and rehabilitate real estate assets to build new capacity or expand existing capacity for facilities that will operate for a minimum of thirty (30) years to provide short-term crisis stabilization, acute and subacute care, crisis residential, community-based mental health residential, substance use disorder residential, community and outpatient behavioral health services, and other

BHCIP

\$6.3M

BCHD

Priority Populations

SPA8

30-Years

BCHD Did Not Compute a 30-Year Liability related to the BHCIP \$6.3M Grant.

The grant required 30-year operation of the allcove building and allcove services for the benefit of LA County Service Planning Area 8 (1.4M population) and provided no 30-year funding.

Costs of allcove to District Taxpayers:

- (1) Bond Repayment with Interest
- (2) Required 30-year Operation of allcove Services for all of LA County SPA8
- (3) Required 30-year Operation of the allcove Building for all of LA County SPA8
- (4) Donation of Land (\$5M lot at Flagler & Beryl) Rent valued using BCHD's Cain Bros Estimate
- (5) Donation of BCHD overhead (Executives, etc.) to allcove program

TOTAL = \$172.4M Unfunded District Taxpayer Liability triggered by \$6.3M allcove building grant

Overview of Computation of 30-year Liability

The grant required 30-year operation of the allcove building and allcove services for the benefit of LA County Service Planning Area 8 (1.4M population) and provided no 30-year funding.

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- (5) Donation of BCHD overhead (Executives, etc.) to allcove program

TOTAL = \$172.4M Unfunded District Taxpayer Liability triggered by \$6.3M allcove building grant

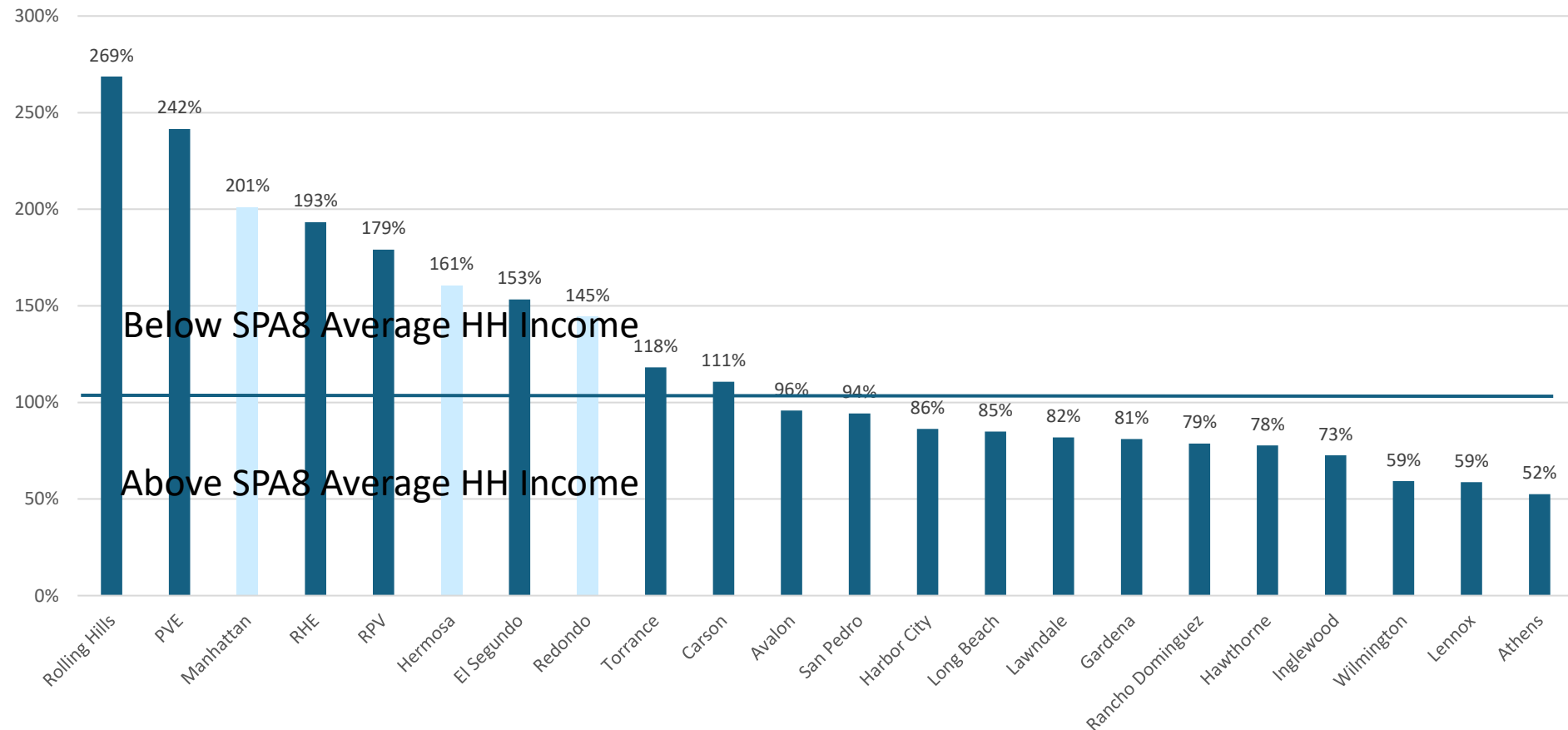
View of Results Table for Liability

MB/RB/HB Taxpayer allcove Liability							
BCHD Agreed to a 30 Year Required allcove Operation for a 9% District Non-Resident Service Area w/o Funding							
YEAR	\$9M BOND	SERVICES	BUILDING	TOTAL ANNUAL DISTRICT TAXPAYER CASH	LAND RENT	OVERHEADS	TOTAL ANNUAL DISTRICT TAXPAYER CASH OUTLAYS AND DONATED SERVICES LIABILITY
Required Operation Year	allcove \$9M Bond Measure Repayment (Donation to allcove from District Taxpayers)	allcove Service Area Operations Cost (Source of Long Term Funding Unknown - District Taxpayer Liability)	allcove Building Operations Cost (District Taxpayer Liability)	MB/RB/HB Total allcove Taxpayer Liability	Free Land Rent Donated to allcove Building Donation to allcove from District Taxpayers)	Unrecovered BCHD Overhead Costs (Donation to allcove from District Taxpayers)	Total Value of Direct Costs and Services Unavailable to District Taxpayers due to District Internal funding of allcove
2026	\$ 450,000	\$ 2,145,000	\$ 203,978	\$ 2,798,978	\$ 250,000	\$ 600,000	\$ 3,648,978
2027	\$ 450,000	\$ 2,209,000	\$ 210,098	\$ 2,869,098	\$ 250,000	\$ 618,000	\$ 3,737,098
2028	\$ 450,000	\$ 2,275,270	\$ 216,400	\$ 2,941,670	\$ 250,000	\$ 636,540	\$ 3,828,210
2029	\$ 450,000	\$ 2,343,528	\$ 222,893	\$ 3,016,421	\$ 250,000	\$ 655,636	\$ 3,922,057
2030	\$ 450,000	\$ 2,413,834	\$ 229,579	\$ 3,093,413	\$ 250,000	\$ 675,305	\$ 4,018,719
2031	\$ 450,000	\$ 2,486,249	\$ 236,467	\$ 3,172,716	\$ 275,000	\$ 695,564	\$ 4,143,280
2032	\$ 450,000	\$ 2,560,836	\$ 243,561	\$ 3,254,397	\$ 275,000	\$ 716,431	\$ 4,245,828
2033	\$ 450,000	\$ 2,637,662	\$ 250,867	\$ 3,338,529	\$ 275,000	\$ 737,924	\$ 4,351,453
2034	\$ 450,000	\$ 2,716,791	\$ 258,393	\$ 3,425,185	\$ 275,000	\$ 760,062	\$ 4,460,247
2035	\$ 450,000	\$ 2,798,295	\$ 266,145	\$ 3,514,440	\$ 275,000	\$ 782,864	\$ 4,572,304
2036	\$ 450,000	\$ 2,882,244	\$ 274,130	\$ 3,606,374	\$ 302,500	\$ 806,350	\$ 4,715,223
2037	\$ 450,000	\$ 2,968,711	\$ 282,354	\$ 3,701,065	\$ 302,500	\$ 830,540	\$ 4,834,105
2038	\$ 450,000	\$ 3,057,773	\$ 290,824	\$ 3,798,597	\$ 302,500	\$ 855,457	\$ 4,956,553
2039	\$ 450,000	\$ 3,149,506	\$ 299,549	\$ 3,899,055	\$ 302,500	\$ 881,120	\$ 5,082,675
2040	\$ 450,000	\$ 3,243,991	\$ 308,535	\$ 4,002,526	\$ 302,500	\$ 907,554	\$ 5,212,580
2041	\$ 450,000	\$ 3,341,311	\$ 317,791	\$ 4,109,102	\$ 332,750	\$ 934,780	\$ 5,376,633
2042	\$ 450,000	\$ 3,441,550	\$ 327,325	\$ 4,218,875	\$ 332,750	\$ 962,824	\$ 5,514,449
2043	\$ 450,000	\$ 3,544,797	\$ 337,145	\$ 4,331,941	\$ 332,750	\$ 991,709	\$ 5,656,400
2044	\$ 450,000	\$ 3,651,140	\$ 347,259	\$ 4,448,400	\$ 332,750	\$ 1,021,460	\$ 5,802,610
2045	\$ 450,000	\$ 3,760,675	\$ 357,677	\$ 4,568,352	\$ 332,750	\$ 1,052,104	\$ 5,953,205
2046	\$ 450,000	\$ 3,873,495	\$ 368,407	\$ 4,691,902	\$ 366,025	\$ 1,083,667	\$ 6,141,594
2047	\$ 450,000	\$ 3,989,700	\$ 379,460	\$ 4,819,159	\$ 366,025	\$ 1,116,177	\$ 6,301,361
2048	\$ 450,000	\$ 4,109,391	\$ 390,843	\$ 4,950,234	\$ 366,025	\$ 1,149,662	\$ 6,465,921
2049	\$ 450,000	\$ 4,232,672	\$ 402,569	\$ 5,085,241	\$ 366,025	\$ 1,184,152	\$ 6,635,418
2050	\$ 450,000	\$ 4,359,653	\$ 414,646	\$ 5,224,298	\$ 366,025	\$ 1,219,676	\$ 6,810,000
2051	\$ 450,000	\$ 4,490,442	\$ 427,085	\$ 5,367,527	\$ 402,628	\$ 1,256,267	\$ 7,026,422
2052	\$ 450,000	\$ 4,625,155	\$ 439,898	\$ 5,515,053	\$ 402,628	\$ 1,293,955	\$ 7,211,635
2053	\$ 450,000	\$ 4,763,910	\$ 453,095	\$ 5,667,005	\$ 402,628	\$ 1,332,773	\$ 7,402,406
2054	\$ 450,000	\$ 4,906,827	\$ 466,687	\$ 5,823,515	\$ 402,628	\$ 1,372,757	\$ 7,598,859
2055	\$ 9,450,000	\$ 5,054,032	\$ 480,688	\$ 14,984,720	\$ 402,628	\$ 1,413,939	\$ 16,801,287
TOTAL	\$ 22,500,000	\$ 102,033,440	\$ 9,704,348	\$ 134,237,788	\$ 9,644,513	\$ 28,545,249	\$ 172,427,550

SPA8 cities are sorted from highest to lowest HH Income for presentation. By observation, the disparity in income is more pronounced at higher incomes, such as BCHD cities

SPA8 Income Equality

BCHD Cities HH Income is 145% to 201% of SPA8 Average



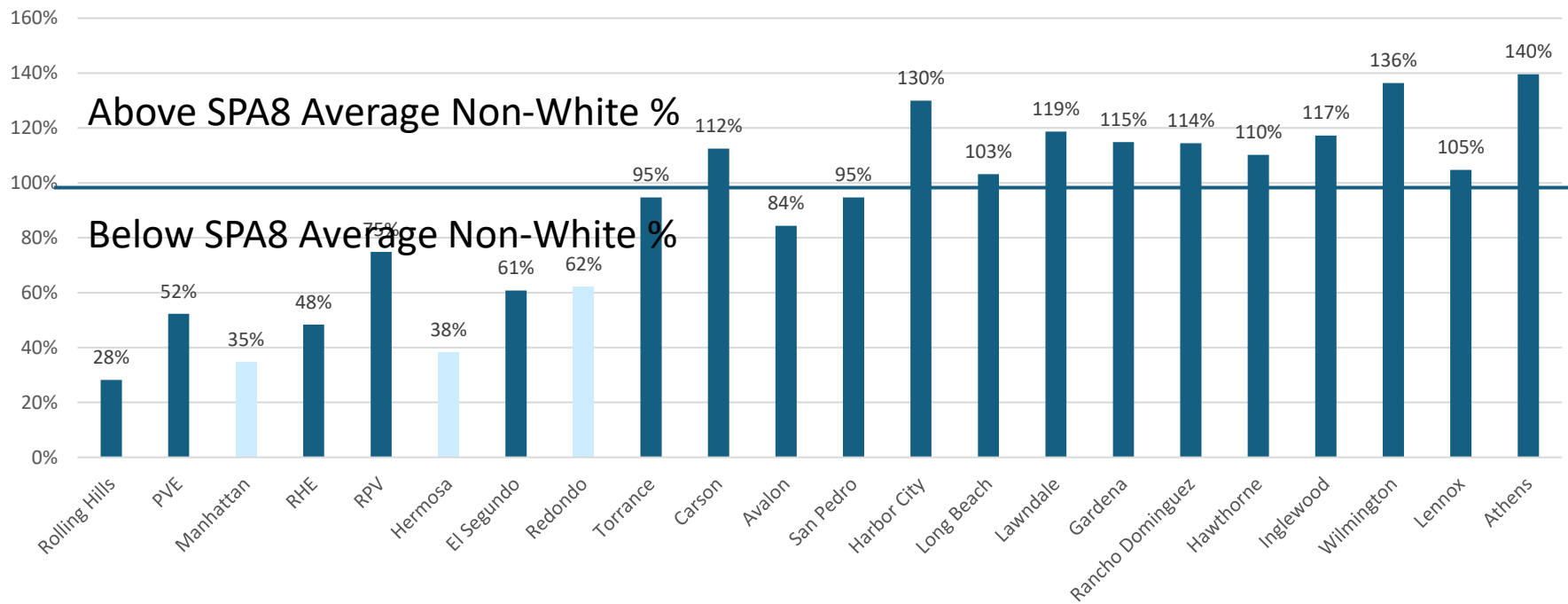
Cities in order of declining HH income, BCHD Cities 145% to 201% of SPA8 average

Sources: BCHD Press Releases on SPA8 allcove, US Census

In general, SPA8 HH incomes declines at share of non-white population increases.

SPA8 Racial Equality

BCHD Cities non-White Population Share 35% to 62% of SPA8 Average



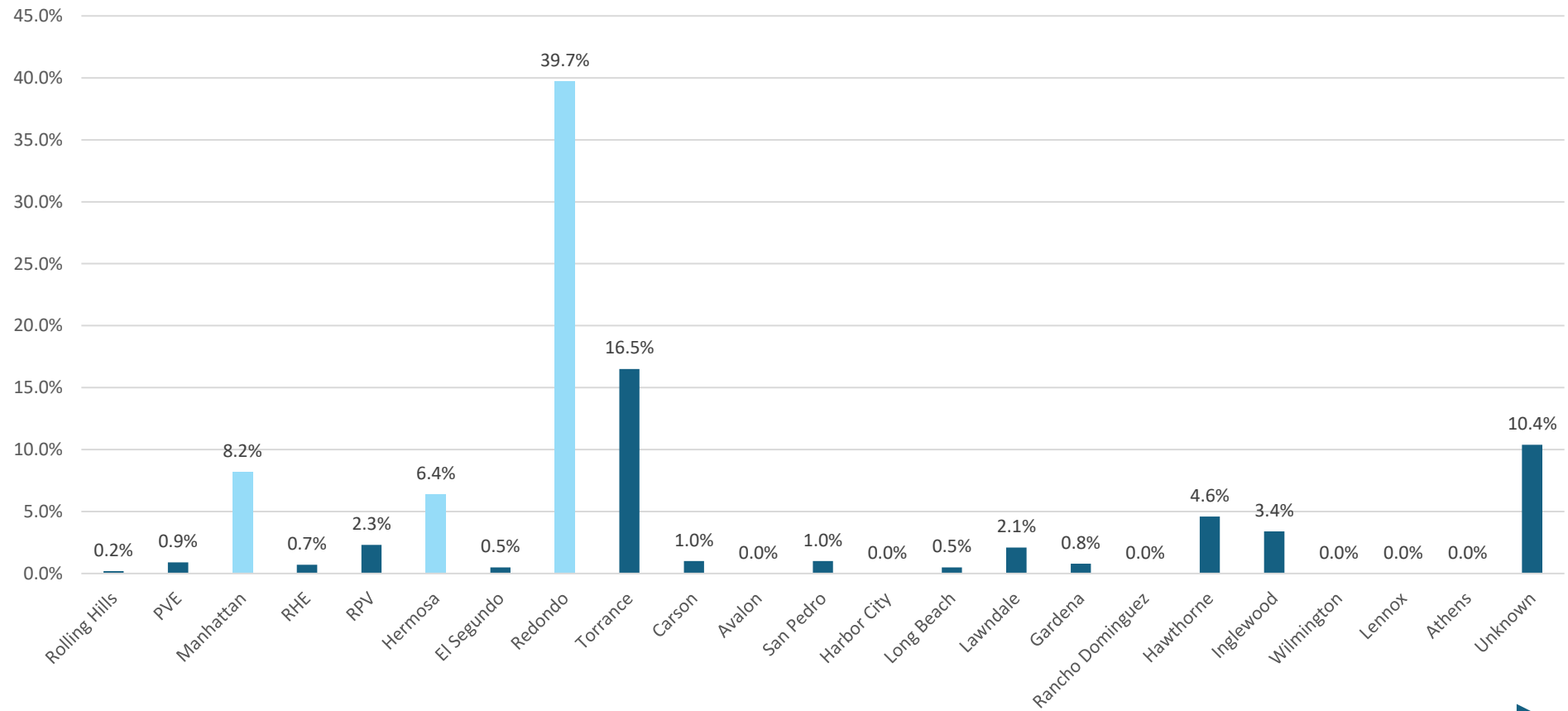
Cities in order of declining HH income, higher income implies lower non-white %

Sources: BCHD Press Releases on SPA8 allcove, US Census

BCHD allcove Beach Cities enrollment is generally focused on higher income cities.

SPA8 allcove Enrollment Equality

BCHD Cities are 8.7% of SPA8 Population, Majority of allcove Enrollment



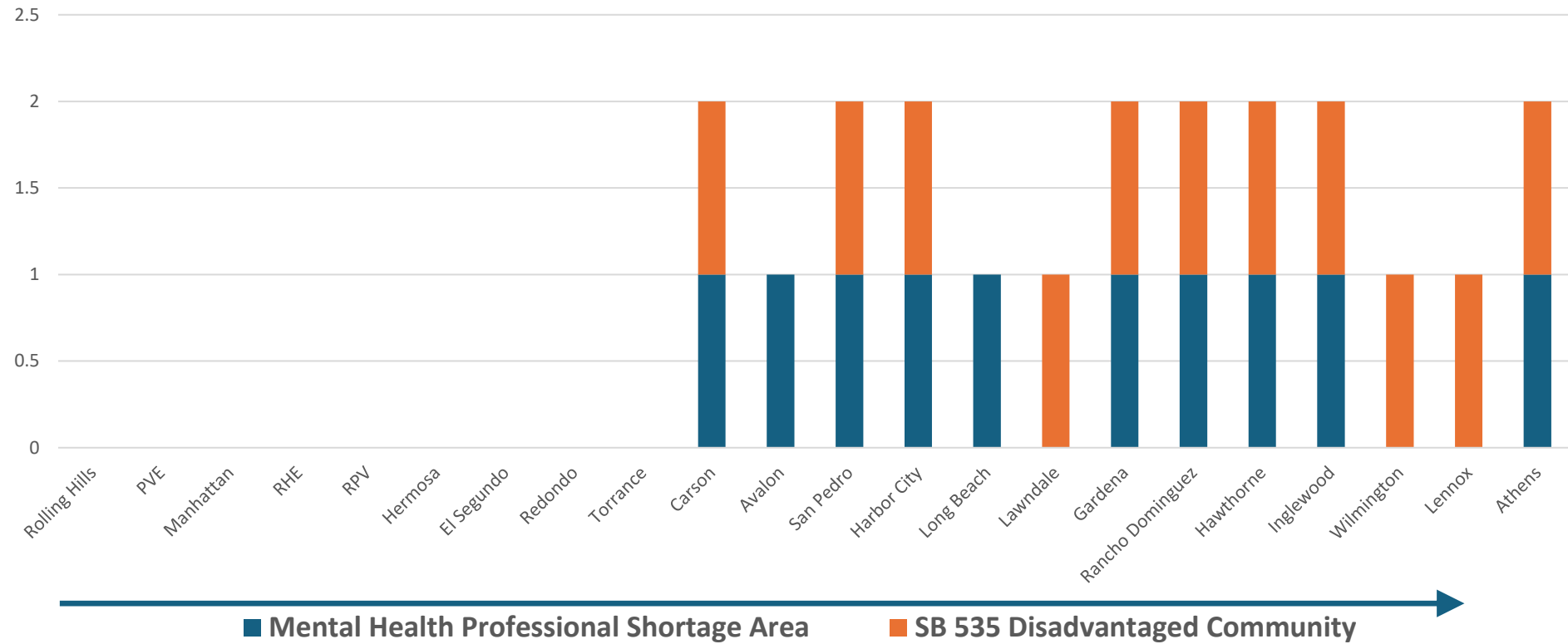
Cities in order of declining HH income, BCBD Cities 8.7% of SPA8 population, 54.3% of allcove enrollment

Sources: BCBD CPRA Response on SPA8 allcove enrollment, US Census

In general, SPA8 cities with Mental HPSAs and SB535 Disadvantaged Community designations are far underserved by BCHD allcove Beach cities

SPA8 allcove Mental HPSA and Disadvantaged Communities

As with SPA8 Low Income, High non-White Share, HPSA and Disadvantaged Communities are Largely Ignored by BCHD and allcove Beach Cities



Cities in order of declining HH income, Low allcove enrollment in Mental HPSA and Disadvantaged Communities

Areas for Policymakers and Further Analysis

Policy Reviews for Appropriateness of Grant and Program

- BCHD's allcove center will be far from the population centroid of SPA8
- BCHD's allcove enrollment is over 50% targeted at under 9% of SPA8 – higher income, whiter areas
- No long term, 30-year funding was provided. Is a lopsided \$172M liability to \$6.3M grant equitable to BCHD cities taxpayers?



City Clerk Council and Public Services <clerk.cps@lacity.org>

2105 W BEVERLY BLVD

1 message

F S <ftita2045@gmail.com>

Thu, Oct 17, 2024 at 11:21 AM

To: avin.newsom@gov.ca.gov, karen.bass@lacity.org, councilmember.soto-martinez@lacity.org, mayor.helpdesk@lacity.org, san.callcenter@lacity.org, Laila Molina <laila.molina@lacity.org>, CD13HOMELESSNESS@lacity.org, kylie.jansen@lacity.org, Michael Batistick <michael.batistick@lacity.org>, cityatty.help@lacity.org, controller.mejia@lacity.org, DOD.Contact@lacity.org, sidewalks@lacity.org, bss.boss@lacity.org, councilmember.hernandez@lacity.org, cd10@lacity.org, civilandhumanrights@lacity.org, owners.portal@hacla.org, tourism@lacity.org, ann.oleary@gov.ca.gov, assemblymember.rendon@assembly.ca.gov, Clerk.CPS@lacity.org, councilmember.Krekorian@lacity.org, councilmember.blumenfield@lacity.org, councilmember.kevindeleon@lacity.org, councilmember.mcosker@lacity.org, EmpowerLA@lacity.org, contact.lapdonline@gmail.com

Mayor Bass,Council members-13, Sanitation team, Governor and whomever can help,

Update (Oct 17th) : It's been 2 months, and we have multiple tents at [2105 W BEVERLY BLVD](#), 90057 blocking the path to pedestrians, disabled individuals and cyclists . It's a major hazard for our community, and a fire hazard. Please take note that the camp is 410ft away from Lake Street Primary School.

I received no new updates from LA sanitation/CD13- beside the vaguely worded "requests are currently pending a cleanup."

When will we be able to use the sidewalks at the intersection of Beverly and Alvarado St ?

My 311 Service Request was made back on Aug 19; # 1-4874972641 .

In addition to my service request here are the service request from other people from the same camp:

- 1-4916654111
- 1-4916458081
- 1-4912346651
- 1-4910832081
- 1-4909494311
- 1-4907939331
- 1-4903944081
- 1-4903306911
- 1-4898004411
- 1-4897631121
- 1-4896823561
- 1-4896293941
- 1-4896267631
- 1-4906476831
- 1-4889167151
- 1-4888247301
- 1-4887538491
- 1-4882978711
- 1-4882320091
- 1-4882309531
- 1-4881954651
- 1-4874926141
- 1-4874637151

Filipinotown (Los Angeles) deveres better,
Ftita