



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

Agenda #	Relate To	Position	Name	Comments
			The following individuals submitted comments on agenda item:	
Public Comment		Favor	Andria C McFerson	Madame Chair if you will allow me to address the Board, My name is Andria Mc and I have been a Healthcare advocate for over 13 yrs and I have also advocated for homeless people, and those who have mental disparities. The Stakeholders of LA Care has lost their rights to the democratic process and all laws pertaining to those rights! Hilda Solis you have a big responsibility coming up during the next Board of Governors hybrid meeting on June 6 2024 which is a public stakeholder meeting held every first Thursday. They will have a motion on the floor not supported by all our Regional Stakeholder Members from a genuine democratic perspective the proposal changed midway through so that 1 half of the members hear one thing and the other half heard the other so there was no majority vote so our chairs that representative voted towards a motion from there own bias decisions. Also the department is cutting all classes that directly deal with Afro-American health woes the racial bias treatment is worsening please address this and help us from the suffrage we receive from LA Care's Outreach supervisor Francisco Oaxaca and all the potential unlawful practices he practices!
			Byron Jose	Fund art projects tgi youth.
			Dianne Walker	
			Hal Bogotch	Fully fund Vision Zero in L.A. County budget.
			Hovanes Tonoyan	I am a UC Berkeley graduate currently protecting the magic for one of the world's top employers. I myself have been a survivor of violent crime in Los Angeles County, and have experienced the most difficulties in getting the healing I need from my city, my county, and the state. I was the only one from Burbank, Los Angeles County, and California, to make a public comment to the federal government for their VOCA regulations update, as well as 1 of the only 2 Burbank advocates who attended the National Crime Victim's Rights Week candlelight vigil on the National Mall in Washington D.C. on April 24th. I made comments to the California Victim Compensation Board on May 16th, where I was the only member of the public to make my voice heard. Please stop letting victims and survivors suffer in silence. Do more. They lose housing, health, employment, credit scores, and so much more. There needs to be more verifications and power exercised by the County victim centers in favor of victims, not against them. City's need to be held accountable. CalVCB needs to be advocated to and we all need to stand up to them and speak up about all the injustice being committed. Even someone like me who is prestigiously educated, makes six figures a year, and is young and active in my community at elite levels, is still treated as poorly as any other victim who might be from even more disadvantaged circumstances. Please do better.



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Favor	Jessica Melendez	<p>My name is Jessica Melendez, with TRUST South LA, which is a member of the Los Angeles Community Land Trust Coalition. I work in Supervisorial District 2.</p> <p>* Last year, a resident came to us asking for our support. She had inherited her home and had recently received a notice of default. She wanted to stay in the community she grew up in and keep her family home. While TRUST South LA was preparing itself to participate in the FIHPP program, we unfortunately did not have the financial resources to support her in stabilizing her and her family. Unfortunately, her story is all too familiar here in LA.</p> <p>* Currently, LA County properties make up 22% of all CA foreclosures -- with a total of 4,743 properties currently in foreclosure in LA County</p> <p>* LA County properties make up 26% of all CA NODS since Jan. 1, 2024 -- with 3,828 properties having received Notices of Default in 2024 in LA County.</p> <p>* It is significant to note that over a quarter of foreclosure filings in the state this year have been in LA County!</p> <p>* This is a continuation of a trend we have been seeing -- with the foreclosure crisis hitting LA County harder than anywhere in the State. In fact, in 2023, LA County by far had the most Notices of Default in California --- with a total of 8,096. The second most impacted County in the State was Riverside which had only about ? of the number that we faced here.</p> <p>* This is our chance to take on this crisis, and to scale up a cost-effective program that will keep Angelinos housed, keep properties out of the hands of corporations and speculators, create permanent affordability, and build community health and wealth.</p> <p>* We urge you, PLEASE SAVE FIHPP, and request that the Governor, Senate and Assembly restore funding in this year's budget</p> <p>Thank you.</p>
			John Oppenheim	Items 7 and 8



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Favor	Lake Best	<p>I am writing in support of TGI Wellness, Equity, and Care 2024, a \$7 million investment in Trans, Gender Expansive, and Intersex Communities. LA County must invest in the lives of TGI people in LA county by expanding health, mental health, anti violence, creative healing, social and economic development programs.</p> <p>The TGI community has long faced challenges and discrimination, and now, more than ever, it is essential that we raise awareness and stand in solidarity. At the local, state, and national levels, TGI individuals continue to experience discrimination, homelessness, violence, and a lack of access to essential services.</p> <p>Findings from the U.S. Transgender Survey (USTS) and the National Center for Transgender Equality (NCTE) reveal high rates of homelessness, housing discrimination, economic hardships, and negative health outcomes among TGI individuals. TGI youth, in particular, are vulnerable to harassment and exclusion, leading to negative health outcomes and involvement in the juvenile justice system.</p> <p>We thank you for your vote for the betterment of TGI people in the county budgeting process and to break the cycle of erasure that TGI people have bravely torn down.</p> <p>Sincerely, Lake Best</p>
			Neyda Quintanilla	



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
Public Comment		Favor	Rafael Fabian	<p>Hello, my name is Rafael Fabian, COFEM in Los Angeles, CA. 90012. I am writing in support of the Immigrants Are Los Angeles Coalition. Immigrants are an indelible, prominent part of this county, one that cannot be overlooked when it comes to the problems our community faces or the solutions we can all put in place. County supervisors must respond to and include immigrants because we are a significant part of their constituency. We contribute much to this community, whether through tax revenues and economic activity, or through policy ideas that can help this county solve the truly big problems it faces.</p> <p>The motion being advanced today is the beginning of a response by the county to the concerns we expressed in our letter to the board in February. We will continue to engage in this budget process to ensure that the areas singled out in the motion: housing, worker justice, language access, and the social safety net, are substantially addressed in the final document. We want to see barriers to immigrants removed from programs, and non-budget mechanisms like an immigrant work group to review departments' language access plans, put in place to advance equity for all.</p> <p>We are eager to work with the board and county departments to move toward this goal. I continue to ask the Board of Supervisors to ensure that the programs that serve immigrants receive adequate funding in the 2024-25 county budget.</p> <p>Sincerely, Rafael Fabian</p>
			Yvonne Garcia Medrano	
		Oppose	Douglas L Melcher	As a Nam vet Jane Fonda does not deserve a day after she betrayed all of us in country by backing the enemy
		Other	Alejandra Aguilar Avelino	
			Ida B	<p>Dear LA County Board Supervisors: I am writing to request that you RESCIND Approval of the May 7, 2024 Agenda Item No. 89-A that directs resources to the violent anti-Israel protesters. A governmental agency is not allowed to endorse one viewpoint. Or, are you also directing resources to the Jewish girl that suffered a serious concussion when she was hit by one of the protesters? See: instagram.com/reel/C6Z44KRtDRA/ How about resources for legal representation for the Jewish UCLA students that were denied access to UCLA buildings by the violent protesters? Again, Supervisor Horvath, you should not endorse a singled-out viewpoint.</p> <p>THANK YOU, Supervisor Barger for having voted "no" on this biased motion!</p>



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Other	Isa Hopkins	<p>- I urge the Board to support the County Vision Zero Action Plan with ongoing investments in executing the plan. The seven and a half million dollars DPW is requesting is the bare minimum for what is required to address the traffic violence crisis.</p> <p>- If the County wants to eliminate pedestrian deaths and fatalities by 2035 then the Department of Public Works needs a full team dedicated to that work and a budget to match. We need to invest into Vision Zero and programs like it so our kids, families and communities can enjoy our sidewalks and streets with comfort and safety.</p>
			Jose Ortiz	
			Karen Law	<p>I am Karen Law with the LA Chinatown Community Land Trust which is a member of the Los Angeles Community Land Trust Coalition. I live in SD 5 and work in SD 1. I am making General Public Comment.</p> <p>We are asking the Board to advocate that the Foreclosure Intervention and Housing Preservation Program – or FIHPP -- be funded at a minimum level of \$237.5 million, as the Governor's January budget proposal suggested.</p> <p>This program would allow organizations such as ours and other emergent land trusts access funds that would support the acquisition and rehabilitation of at-risk homes. These projects would help house thousands of low and moderate income households, and prevent the ongoing displacement that so many communities such as Chinatown face right now. And with almost 50% of statewide funds coming to Southern California, this is an opportunity that we cannot miss.</p> <p>The Board's letter of support to the state legislature played a significant role in the approval of program. And we are asking you to renew your commitment to this important program. Please help us bring these dollars to LA County by advocating that the FIHPP program be funded in this coming year's budget.</p> <p>Thank you.</p>



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Other	Karen L Stasevich	<p>BUDM-2</p> <p>I am writing in regards to item BUDM-2, to express my concern, as a person who chooses to commute primarily by bicycle, that the current budget does not include proper funding for Vision Zero.</p> <p>DPW is requesting a mere \$7.5 million dollars -- this is very little to ask for the safety of our city, and more pedestrian and microtransit friendly streets means a healthier environment as people feel more comfortable choosing transportation other than cars. It means more vibrant neighborhoods. It means healthier, happier people moving and spending time outside, not getting hit by cars!</p> <p>As a regular bike commuter (and also occasional driver, when I have to) here are a few big ticket items on my wish list to keep us all safer:</p> <ul style="list-style-type: none"> -More bike lanes, and paint them GREEN, make it obvious that cars should not be in them and that drivers need to be looking for people on bikes, scooters, running, etc. -Use billboards/buses and signs to inform people of the rules of the road, especially as they pertain to driving around microtransit users. People seem to have no idea how to make right turns when there is a biker in front of them, how to pass bikes on roadways, that they should not park in bike lanes, or in many cases, that microtransit users should not be riding on sidewalks but actually belong in the road, regardless of whether or not there is a bike lane. Educate the public, please! -Install speed and red light cameras -- the number of drivers running red lights and driving recklessly is astounding. -Figure out how to prevent drivers from using their cell phones for anything besides navigation, hands-free communication, or playing music. It is so scary how many people are driving while staring at their phones in their hands or laps. This is a major reason for pedestrians/microtransit user injuries and deaths as well as massively increased car insurance rates. -Create standard practices for microtransit users and educate the public about them! Microtransit users need to be predictable and visible. That means they need to follow laws that are reasonable for vehicular and pedestrian spaces -- not exactly the same laws as cars, that is not practical and bicycles are not cars. People need to know the rules in order to be safe. -Electric/gas powered microtransit needs to have speed limits built in or be considered motor vehicles like cars or motorcycles-- some of these devices go dangerously fast and they are being ridden recklessly in roads, microtransit lanes, and in pedestrian areas.



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Other	Liandra Haas	<p>REQUEST TO RESCIND APPROVAL of 5-7-24 Agenda Item #89-A that directs resources to people (most of them non-students) who vandalized UCLA and intimidated and attacked Jewish students:</p> <p>First: Thank you to Supervisor Barger for standing up for what is right and for opposing this motion!</p> <p>Supervisor Horvath: Do you really want to be known for standing on the wrong side of history? For not just approving antisemitism but also rewarding it?</p> <p>I am listing below just a few reasons why your motion is unacceptable and why its approval needs to be rescinded ASAP:</p> <p>(1.) The Federal Committee on Education and the Workforce (U.S. House of Representatives) has started an investigation regarding UCLA's inadequate response to antisemitism and failure to protect Jewish students. Pursuant to the Committee's May 15, 2024 letter to the UCLA President, Chancellor and UC Board of Regents, Jewish students were attacked, harassed and intimidated for walking on their own campus and were denied a safe and uninterrupted learning environment. The unlawful encampment by the protesters served as a hotspot for antisemitic harassment. The outside of Royce Hall was vandalized with antisemitic statements. See the following link for the May 15, 2024 letter: edworkforce.house.gov/news/documentsingle.aspx?DocumentID=410573</p> <p>(2.) Most of the violent protesters are linked to the Popular Front for the Liberation of Palestine (PFLP) and get a lot of funding from different organizations. See: jewishjournal.com/cover_story/371150/whos-funding-it/</p> <p>(3.) The text of the approved motion states that resources and services will be provided toward the defense of the UCLA students and "affiliates." What does the word "affiliate" mean? Does it mean that LA County taxpayers will have to pay for the angry mob that came from all over? As you must know by now, many of the protesters were NOT UCLA students. Neither the violent UCLA students nor their "affiliates" deserve diverting precious LA County funds to fund their defense.</p>



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Other	Monisha Parker	<p>Dear Los Angeles County Resident,</p> <p>We hope this message finds you well. We are writing to express our deep concern about the current state of safety on the Metro Los Angeles system. It has come to our attention that the Metro Los Angeles Board is not taking safety seriously and has been considering throwing more money at the problem, despite the fact that safety concerns are only getting worse by the day.</p> <p>As residents of Los Angeles County, we rely on public transportation to get us to work, school, and other essential locations. The safety of passengers and employees should be a top priority for the Metro Los Angeles Board, and it is unacceptable that they are not taking appropriate measures to address the growing safety concerns on the system.</p> <p>We urge the Metro Los Angeles Board to prioritize safety and implement necessary measures to ensure the well-being of all passengers and employees. It is crucial that they take immediate action to address these safety concerns before any more harm is done.</p> <p>We appreciate your attention to this matter and urge you to join us in demanding accountability from the Metro Los Angeles Board.</p> <p>Sincerely,</p> <p>Monisha Parker</p>
			Nathan Schilling	<p>I urge the Board to support the County Vision Zero Action Plan with ongoing investments in executing the plan. The seven and a half million dollars DPW is requesting is the bare minimum for what is required to address the traffic violence crisis.</p> <p>- If the County wants to eliminate pedestrian deaths and fatalities by 2035 then the Department of Public Works needs a full team dedicated to that work and a budget to match. We need to invest into Vision Zero and programs like it so our kids, families and communities can enjoy our sidewalks and streets with comfort and safety.</p>
			Rebecca Re Wallach	<p>Question for the board, regarding a csw using a parent's childhood trauma and self reported trauma, as a basis and allegations of risk of harm- as a deciding factor about that victim- (now adult) ability to care for their own child. When is the grounds for termination of their parental rights?</p>
			Rick Tuttle	<p>Public Comment on non agenda item. Please see uploaded file. "Increase General Relief" Rick Tuttle and Rebecca Rona Tuttle</p>

The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
Public Comment		Other	Sara Robinson	I would like to request that you rescind your approval of May 7 Agenda Item # 89-A, which is to provide legal assistance to those arrested at the UCLA protests. I don't think this is warranted, given the actions of many of those arrested, which include hate speech, vandalism, wanton destruction of property, and disruption of the education of thousands of their fellow students. I am also bothered that this motion was "snuck in" as a supplemental agenda item, which meant that ALL the public comments were from the people asking for the motion, i.e. those who were arrested and their friends. This is not how democracy should work. Kudos to Kathryn Barger for her vote against it!
			Sara R Robinson	Please rescind your approval of Agenda Item # 89-A from May 7!!! It is inappropriate to use taxpayer funds for the legal defense of those arrested at UCLA. It's even more inappropriate to sneak it in via a supplemental agenda item with all the comments coming only from the people who will benefit and their friends and supporters. The people arrested at UCLA were engaging in hate speech, interfering with the operation of a public university with tens of thousands of students, physically harmed a young woman holding an Israeli flag, and caused tens of thousands of dollars of property damage. They were arrested at taxpayer expense, the damage they caused to a public university will also be addressed by taxpayers, and now you want them to get legal assistance at taxpayer expense? And you didn't provide an opportunity for county residents unconnected to the perpetrators to comment? This is not how democracy should work! Kudos to Kathryn Barger, the lone supervisor who opposed this sneaky measure and shame on the rest of you!
		Item Total	25	
Grand Total			25	

To Whom It May Concern –

I firmly urge the Board to support Los Angeles County's Vision Zero Action Plan, with ongoing investments in executing the plan. The seven and a half million dollars DPW is requesting is the bare minimum for what is required to address the traffic violence crisis (which has significantly worsened in the past five years).

If L.A. County wants to eliminate pedestrian deaths and fatalities by 2035, then the Department of Public Works needs a full team dedicated to that work and a budget to match. We need to invest in Vision Zero and programs like it so our children, families and communities can enjoy our sidewalks and streets with comfort and safety.

Rick Tuttle and Rebecca Rona-Tuttle

May 18, 2024

Dear Members of the Board of Supervisors:

You are a body of distinguished public servants.

We know each of you got into politics to help people. So, you may have been as shocked and dismayed as we were to learn in an article by *LA Times* reporter Doug Smith that the amount of General Relief has not been raised in more than 40 years. It was \$221 per month in the 1970s, and it remains at \$221 per month today.

Smith's source was a report on homelessness written by the esteemed UCLA law professor emeritus Gary Blasi and three co-authors. Kudos to them for shining a bright light on this bleak picture.

\$221 per month could buy a whole lot more in the 1970s than it can in 2024. According to Mr. Smith's calculations, when adjusted for inflation, \$221 jumps to \$1,008.

Blasi emphasizes in his report that a large informal housing market exists, with room rental averaging \$450 per month. Subtract \$450 from \$1,008, and a fair amount remains for other essentials. With more money to spend, many people now on the streets could also participate in this informal housing market.

Just think of the thousands of people who could have avoided homelessness in the past with this kind of money in their pockets.

Increase General Relief payments to \$1,008, and many Angelenos will be able to remain in their homes, while others who are unhoused will suddenly have the means to rent a room with money left over to purchase other essentials.

Ideal? No. Better than the street? Absolutely.

Where to get the money? Begin by prioritizing the increase, then budget around it. We all know that when someone is no longer on the street, government pays less for health care, law enforcement and others services. The savings would more than offset the increase in the General Relief budget.

We urge you to increase General Relief payments to include a fair cost-of-living adjustment.

Yours truly,

Rick Tuttle
Los Angeles City Controller 1985-2001

Rebecca Rona-Tuttle
Member, Culver City Equity and Human Relations Advisory Committee
Former Director of Communications, South Los Angeles Health Projects

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: FW: BCHD's Decision to Agree to nearly \$150M in allcove Indebtedness without Financial Analysis or Public Vote
Date: Tuesday, May 21, 2024 7:21:56 AM
Attachments: [image.png](#)

The following correspondence is being forwarded to you for your review and handling.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, May 20, 2024 8:57 PM
To: rlundy@health-law.com; rmiller@health-law.com
Cc: martha.koo@bchd.org; Michelle Bholat <michelle.bholat@bchd.org>; Noel Chun <noel.chun@bchd.org>; Jane Diehl <jane.diehl@bchd.org>; Eleanor Manzano <cityclerk@redondo.org>; citycouncil@hermosabeach.gov; cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; info@da.lacounty.gov; info <info@lalafco.org>; ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>; Zein Obagi <zein.obagi@redondo.org>; Nils Nehrenheim <nils.nehrenheim@redondo.org>; todd.loewenstein@redondo.org; paige.kaluderovic@redondo.org; scott.behrendt@redondo.org
Subject: BCHD's Decision to Agree to nearly \$150M in allcove Indebtedness without Financial Analysis or Public Vote

CAUTION: External Email. Proceed Responsibly.

LETTER OF PUBLIC INQUIRY: BCHD Counsel, LA County Counsel, LA District Attorney
PUBLIC COMMENT: Councils and Counsels of HB/MB/RB
PUBLIC COMMENT: Boards of LA County and LALAFCO

To Whom It May Concern and Submitted in the Interest of Protection of District Taxpayers:

District Taxpayer Indebtedness Risk of allcove Beach Cities is nearly \$150M

BCHD has indebted District Taxpayers to nearly \$150M in allcove Beach Cities liability. BCHD is obligated to operate allcove Beach Cities services and building for at least 30 years following initial operations of the allcove building. This is based on BCHD's acceptance of partial construction funding for the allcove Beach Cities building that requires a 30 year building and land restriction and obligation to operate the mental health building and services. These were terms of the grant application.

At present, we calculate the potential District Taxpayer obligation across 30 years to be:

BCHD Proposed Bond Obligation committed to allcove: \$ 10.0M
BCHD Estimated Bond Obligation Debt Service @5%: \$ 15.0M

BCHD 30-YR Building Shell Operations Obligation: \$ 9.9M
BCHD 30_YR allcove Services Obligation: \$104.0M

BCHD Land Rent donation of the allcove Taxpayer Site: \$ 9.7M

\$148.6M TAXPAYER LIABILITY OR COST

BCHD has a 30-Year allcove Obligation yet NO Secure Funding for allcove Beach Cities past June 2026

While BCHD intends to be successful with grant funding, BCHD's current grant funding expires in June 2026 before the building and 30 year operating guarantee by BCHD even begins. That leaves District Taxpayers with an immense potential debt. As a reminder, the Daily Breeze has elegantly published an article about the financial distress, layoffs, and ultimate license termination of the public South Bay Hospital in 1984. District financial failure has already occurred once and from a Taxpayer liability perspective, must be assumed in computation of risk.

District Residents Represent only 9% of allcove Beach Cities Service Area - Yet They Bear 100% Financial Risk

BCHDs Board actions are particularly disturbing because 91% of the 1.4M population LA County SPA8 service area of allcove Beach Cities is comprised of Non-Residents of the District. Therefore, this indebtedness risk is a 100% obligation for Taxpayers while they represent only 9% of the allcove service area. District Taxpayers are only 9% of the allcove Beach Cities service area population, and therefore face a cost risk of over 10-to-1.

The District was Established for Residents who Reside Within the District

That level of obligation for a District Taxpayers is highly inappropriate for a District founded and funded by voters who reside within the District. Furthermore, the most contemporaneous statement of voter intent for the District comes from the 1957 pleading by the District with the Superior Court for land condemnation. The District tells the Court that it requires the land for the hospital for the "residents who reside" within the District. Not for non-residents, and certainly not for the totality of SPA8's 1.4M population.

allcove Beach Cities Indebtedness Exceeds District Asset Value

Without considering the potential for significant economy-wide cost escalation as we have recently witnessed, the \$148.6M Taxpayer obligation of allcove Beach Cities significantly exceeds the asset value of the District which is \$55.8M per the last District financial audit. That makes the debt of allcove Beach Cities nearly 300% of the asset value of the District, and surely worthy of a public vote.

BCHD Board and Executive Management Failed to Conduct Appropriate Due Diligence of the allcove Beach Cities cost to Taxpayers

Unbelievably, when BCHD was presented with a Public Records Act request for their 30 year analysis of allcove costs, the District response was "no records." It is inconceivable that an organization of any kind would take on a 30-year obligation without first computing the exposure and PV of the obligation. BCHD clearly states that it did not compute such an obligation.

Should allcove Beach Cities, a 91% Non-Resident Building and Service, Required a Public Vote for \$150M in Cost Risk?

Surely had BCHD Board and Executive Management undertaken an obligation that was fully funded this would not be an issue. And surely had BCHD been providing equal measures of costs and benefits to District Residents, this would merely be another program. However, allcove Beach Cities is effectively a speculative pseudo-business where District Taxpayers fund 100% of the risk, represent a small 9% share of the Service Area, and rely on the goodwill of donors and grant-makers to cover the costs. BCHD committed to this 30-year obligation without analysis of the cost or of the need for a public indebtedness vote.

It is now time for the legal counsels of the District, County and DAs Office to review BCHD's actions in an attempt to protect District Taxpayers from potential catastrophic financial losses, bankruptcy, and Court-ordered tax assessments for 30 years to cover the debt that BCHD Board and Executive Management has obligated those Taxpayers to pay.

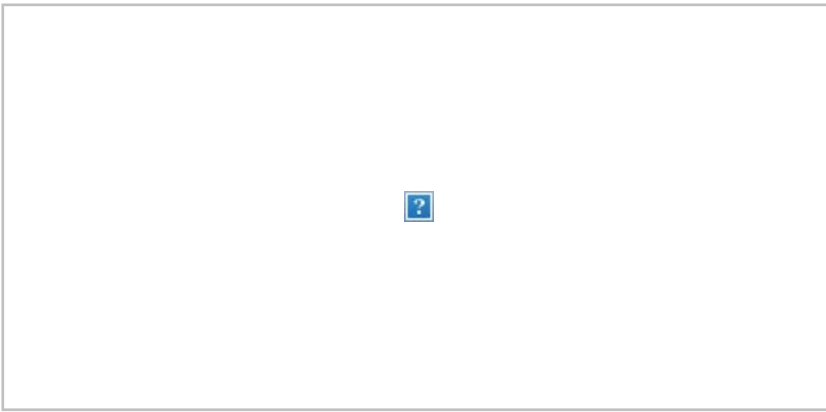
District Taxpayers deserve a full review of how they were saddled with nearly \$150M in obligations without a vote.

Supporting Analysis Below

BCHD Records Response - No 30 Yr Analysis



SPA8 Population Analysis - 9% District



BCHD Bond Proceeds - \$10M allcove



30 YEAR BOND DEBT SERVICE - \$15M

\$10M * 30YRS * 5% = \$15M

30 Year Building Operation Cost - \$9.9M



30 Year allcove Beach Cities Operating Cost - \$104M



30 Year Land Rent Donation for 0.5AC Flagler & Beryl Lot - \$9.6M



Taxpayer Market Value of allcove Building 30-year Free Use - \$9.6M



30 Year Obligation Language



Current allcove Funding Termination of June 2026

Please see below (in red) for the District's response to your public records request received 11/2/23 that reads:

According to the grant for construction funding, the allcove building must operate for a minimum 30 years as a mental health facility.

1. Provide all analysis completed by BCHD to establish the PV cost of the facility to taxpayers, including but not limited to, taxes, utilities, operations, maintenance, etc.

No records – See note below.

2. Provide all 30 year guaranteed funding that can offset the obligation incurred by taxpayers in #1 above.

Current operating grant has been awarded through June 30, 2026.

--

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.

From: [ExecutiveOffice](#)
To: [PublicComments](#)
Subject: FW: Updated with all Images due to link failure: BCHD's Decision to Agree to nearly \$150M in allcove Indebtedness without Financial Analysis or Public Vote
Date: Tuesday, May 21, 2024 7:22:17 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

The following correspondence is being forwarded to you for your review and handling.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, May 20, 2024 9:56 PM
To: rlundy@health-law.com; rmiller@health-law.com
Cc: martha.koo@bchd.org; Michelle Bholat <michelle.bholat@bchd.org>; Noel Chun <noel.chun@bchd.org>; Jane Diehl <jane.diehl@bchd.org>; Eleanor Manzano <cityclerk@redondo.org>; citycouncil@hermosabeach.gov; cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; info@da.lacounty.gov; info <info@lalafco.org>; ExecutiveOffice <ExecutiveOffice@bos.lacounty.gov>; Zein Obagi <zein.obagi@redondo.org>; Nils Nehrenheim <nils.nehrenheim@redondo.org>; todd.loewenstein@redondo.org; paige.kaluderovic@redondo.org; scott.behrendt@redondo.org
Subject: Updated with all Images due to link failure: BCHD's Decision to Agree to nearly \$150M in allcove Indebtedness without Financial Analysis or Public Vote

CAUTION: External Email. Proceed Responsibly.

Resending due to failure of some images to transfer into the document.

On Mon, May 20, 2024 at 8:56 PM Stop BCHD <stop.bchd@gmail.com> wrote:

LETTER OF PUBLIC INQUIRY: BCHD Counsel, LA County Counsel, LA District Attorney
PUBLIC COMMENT: Councils and Counsels of HB/MB/RB
PUBLIC COMMENT: Boards of LA County and LALAFCO

To Whom It May Concern and Submitted in the Interest of Protection of District Taxpayers:

District Taxpayer Indebtedness Risk of allcove Beach Cities is nearly \$150M

BCHD has indebted District Taxpayers to nearly \$150M in allcove Beach Cities liability. BCHD is obligated to operate allcove Beach Cities services and building for at least 30 years following initial operations of the allcove building. This is based on BCHD's acceptance of partial construction funding for the allcove Beach Cities building that requires a 30 year building and land restriction and obligation to operate the mental health building and services. These were terms of the grant application.

At present, we calculate the potential District Taxpayer obligation across 30 years to be:

BCHD Proposed Bond Obligation committed to allcove: \$ 10.0M
BCHD Estimated Bond Obligation Debt Service @5%: \$ 15.0M

BCHD 30-YR Building Shell Operations Obligation: \$ 9.9M
BCHD 30_YR allcove Services Obligation: \$104.0M

BCHD Land Rent donation of the allcove Taxpayer Site: \$ 9.7M

\$148.6M TAXPAYER LIABILITY OR COST

BCHD has a 30-Year allcove Obligation yet NO Secure Funding for allcove Beach Cities past June 2026

While BCHD intends to be successful with grant funding, BCHDs current grant funding expires in June 2026 before the building and 30 year operating guarantee by BCHD even begins. That leaves District Taxpayers with an immense potential debt. As a reminder, the Daily Breeze has elegantly published an article about the financial distress, layoffs, and ultimate license termination of the public South Bay Hospital in 1984. District financial failure has already occurred once and from a Taxpayer liability perspective, must be assumed in computation of risk.

District Residents Represent only 9% of allcove Beach Cities Service Area - Yet They Bear 100% Financial Risk

BCHDs Board actions are particularly disturbing because 91% of the 1.4M population LA County SPA8 service area of allcove Beach Cities is comprised of Non-Residents of the District. Therefore, this indebtedness risk is a 100% obligation for Taxpayers while they represent only 9% of the allcove service area. District Taxpayers are only 9% of the allcove Beach Cities service area population, and therefore face a cost risk of over 10-to-1.

The District was Established for Residents who Reside Within the District

That level of obligation for a District Taxpayers is highly inappropriate for a District founded and funded by voters who reside within the District. Furthermore, the most contemporaneous statement of voter intent for the District comes from the 1957 pleading by the District with the Superior Court for land condemnation. The District tells the Court that it requires the land for the hospital for the "residents who reside" within the District. Not for non-residents, and certainly not for the totality of SPA8's 1.4M population.

allcove Beach Cities Indebtedness Exceeds District Asset Value

Without considering the potential for significant economy-wide cost escalation as we have recently witnessed, the \$148.6M Taxpayer obligation of allcove Beach Cities significantly exceeds the asset value of the District which is \$55.8M per the last District financial audit. That makes the debt of allcove Beach Cities nearly 300% of the asset value of the District, and surely worthy of a public vote.

BCHD Board and Executive Management Failed to Conduct Appropriate Due Diligence of the allcove Beach Cities cost to Taxpayers

Unbelievably, when BCHD was presented with a Public Records Act request for their 30 year analysis of allcove costs, the District response was "no records." It is inconceivable that an organization of any kind would take on a 30-year obligation without first computing the exposure and PV of the obligation. BCHD clearly states that it did not compute such an obligation.

Should allcove Beach Cities, a 91% Non-Resident Building and Service, Required a Public Vote for \$150M in Cost Risk?

Surely had BCHD Board and Executive Management undertaken an obligation that was fully funded this would not be an issue. And surely had BCHD been providing equal measures of costs and benefits to District Residents, this would merely be another program. However, allcove Beach Cities is effectively a speculative pseudo-business where District Taxpayers fund 100% of the risk, represent a small 9% share of the Service Area, and rely on the goodwill of donors and grant-makers to cover the costs. BCHD committed to this 30-year obligation without analysis of the cost or of the need for a public indebtedness vote.

It is now time for the legal counsels of the District, County and DAs Office to review BCHD's actions in an attempt to protect District Taxpayers from potential catastrophic financial losses, bankruptcy, and Court-ordered tax assessments for 30 years to cover the debt that BCHD Board and Executive Management has obligated those Taxpayers to pay.

District Taxpayers deserve a full review of how they were saddled with nearly \$150M in obligations without a vote.

Supporting Analysis Below

BCHD Records Response - No 30 Yr Analysis

Please see below (in red) for the District's response to your public records request received 11/2/23 that reads:
According to the grant for construction funding, the allcove building must operate for a minimum 30 years as a mental health facility.

1. Provide all analysis completed by BCHD to establish the PV cost of the facility to taxpayers, including but not limited to, taxes, utilities, operations, maintenance, etc.
No records - See note below.

2. Provide all 30 year guaranteed funding that can offset the obligation incurred by taxpayers in #1 above.
Current operating grant has been awarded through June 30, 2026.

SPA8 Population Analysis - 9% District

allcove Service Area (LA County SPA8)		
Non-District Service Area	Population	
Athens, Avalon, Carson, Catalina Island, El Segundo, Gardena, Harbor City, Hawthorne, Inglewood, Lawndale, Lennox, Long Beach, Palos Verdes Estates, Rancho Dominguez, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, San Pedro, Torrance, Wilmington and others	1,280,000	91.4%
District Service Area		
Hermosa Beach, Manhattan Beach, Redondo Beach	120,000	8.6%
Total District Share of allcove Service Area	8.6%	
<i>Source: bchd.org/allcovebeachcities; US Census population data</i>		

BCHD Bond Proceeds - \$10M allcove

The \$30 million bond would be spent on the following estimated costs:

- \$8 million to tear down the current building.
- \$7 million to develop the open space that'd replace it.
- \$3 million to complete the allcove building.
- \$7 million to build parking and to connect the future allcove site to the main campus or green space.
- \$5 million for planning, architecture and engineering.

30 YEAR BOND DEBT SERVICE - \$15M

\$10M * 30YRS * 5% = \$15M

30 Year Building Operation Cost - \$9.9M

Building Operations Obligation		\$	9,902,385	
From	To	Building Operating Cost		
	2025	2026 \$	198,037	Source: BCMA Office Market Study LA County
	2026	2027 \$	203,978	Source: BCMA Office Market Study LA County
	2027	2028 \$	210,098	Source: BCMA Office Market Study LA County
	2028	2029 \$	216,400	Source: BCMA Office Market Study LA County
	2029	2030 \$	222,893	Source: BCMA Office Market Study LA County
	2030	2031 \$	229,579	Source: BCMA Office Market Study LA County
	2031	2032 \$	236,467	Source: BCMA Office Market Study LA County
	2032	2033 \$	243,561	Source: BCMA Office Market Study LA County
	2033	2034 \$	250,867	Source: BCMA Office Market Study LA County
	2034	2035 \$	258,393	Source: BCMA Office Market Study LA County
	2035	2036 \$	266,145	Source: BCMA Office Market Study LA County
	2036	2037 \$	274,130	Source: BCMA Office Market Study LA County
	2037	2038 \$	282,354	Source: BCMA Office Market Study LA County
	2038	2039 \$	290,824	Source: BCMA Office Market Study LA County
	2039	2040 \$	299,549	Source: BCMA Office Market Study LA County
	2040	2041 \$	308,535	Source: BCMA Office Market Study LA County
	2041	2042 \$	317,791	Source: BCMA Office Market Study LA County
	2042	2043 \$	327,325	Source: BCMA Office Market Study LA County
	2043	2044 \$	337,145	Source: BCMA Office Market Study LA County
	2044	2045 \$	347,259	Source: BCMA Office Market Study LA County
	2045	2046 \$	357,677	Source: BCMA Office Market Study LA County
	2046	2047 \$	368,407	Source: BCMA Office Market Study LA County
	2047	2048 \$	379,460	Source: BCMA Office Market Study LA County
	2048	2049 \$	390,843	Source: BCMA Office Market Study LA County
	2049	2050 \$	402,569	Source: BCMA Office Market Study LA County
	2050	2051 \$	414,646	Source: BCMA Office Market Study LA County
	2051	2052 \$	427,085	Source: BCMA Office Market Study LA County
	2052	2053 \$	439,898	Source: BCMA Office Market Study LA County
	2053	2054 \$	453,095	Source: BCMA Office Market Study LA County
	2054	2055 \$	466,687	Source: BCMA Office Market Study LA County

30 Year allcove Beach Cities Operating Cost - \$104M

allcove Program		
Operations Obligation	\$	103,983,440

allcove Operating Cost		
\$	1,950,000	Source: BCHD Proposed 2025-26 budget
\$	2,145,000	Source: BCHD Proposed 2025-26 budget
\$	2,209,000	Source: BCHD Proposed 2025-26 budget
\$	2,275,270	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,343,528	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,413,834	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,486,249	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,560,836	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,637,662	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,716,791	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,798,295	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,882,244	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	2,968,711	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,057,773	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,149,506	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,243,991	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,341,311	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,441,550	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,544,797	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,651,140	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,760,675	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,873,495	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	3,989,700	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,109,391	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,232,672	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,359,653	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,490,442	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,625,155	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,763,910	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	4,906,827	Source: BCHD 3% Escalation Rate 2027 to 2028
\$	5,054,032	Source: BCHD 3% Escalation Rate 2027 to 2028

30 Year Land Rent Donation for 0.5AC Flagler & Beryl Lot - \$9.6M

allcove Building Value of Land Rent (Flagler & Beryl 0.5 acre lot)		
HLC Land Market Rental Rate per acre-per year	\$ 500,000	per acre-per year
allcove building lot size	0.5	acres
allcove Building Lot Rent Value	\$ 250,000	per year
Minimum Lease (State Grant Funding Requirement)	30	years
HLC Land Rent Annual Escalation Rate	10%	every 5 years
Total Taxpayer Cost of Donating Lot to allcove use	\$ 9,644,513	
<i>Source: BCHD Cain Bros Board Presentation 9/28/22 (Pg 8/17)</i>		

Taxpayer Market Value of allcove Building 30-year Free Use - \$9.6M

allcove Free Rent		
	Lost Resident Value	
Yr		
1	\$	250,000
2	\$	250,000
3	\$	250,000
4	\$	250,000
5	\$	250,000
6	\$	275,000
7	\$	275,000
8	\$	275,000
9	\$	275,000
10	\$	275,000
11	\$	302,500
12	\$	302,500
13	\$	302,500
14	\$	302,500
15	\$	302,500
16	\$	332,750
17	\$	332,750
18	\$	332,750
19	\$	332,750
20	\$	332,750
21	\$	366,025
22	\$	366,025
23	\$	366,025
24	\$	366,025
25	\$	366,025
26	\$	402,628
27	\$	402,628
28	\$	402,628
29	\$	402,628
30	\$	402,628
Total	\$	9,644,513
<i>Source: Cain Bros Rent Valuation</i>		

30 Year Obligation Language

"Applicant [BCHD] commits to the provision of services and building use restrictions (property title shall be legally encumbered for required term) for 30 years after the project is placed in service."

Current allcove Funding Termination of June 2026

Please see below (in red) for the District's response to your public records request received 11/2/23 that reads:

According to the grant for construction funding, the allcove building must operate for a minimum 30 years as a mental health facility:

1. Provide all analysis completed by BCHD to establish the PV cost of the facility to taxpayers, including but not limited to, taxes, utilities, operations, maintenance, etc.

No records – See note below.

2. Provide all 30 year guaranteed funding that can offset the obligation incurred by taxpayers in #1 above.

Current operating grant has been awarded through June 30, 2026.

--

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.