



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: December 4, 2024

To: Honorable Mayor and City Council

From: Rochelle Clayton, Acting City Manager;
Gabriel Elliott, Director of Community Development & Housing

Department: Community Development & Housing

Subject: **Acceptance of Donations for the SB HOPE Campus (All Wards)**

Recommendation

It is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Approve the acceptance of donations from Loma Linda University Health (LLUH) in the amount of \$70,000 and from Inland Empire Health Plan (IEHP) in the amount of \$1,500,000 million to support the construction and/or operation of the SB HOPE Campus.
2. Adopt Resolution No. 2024-235; and authorize the Director of Finance and Management Services to amend the FY 2024/2025 Operating Budget to both revenues and expenditures and appropriate \$1,570,000 in donated funds to be used towards the construction of the City's Navigation Center.
3. Authorize the City Manager or designee to accept future donations on behalf of the City Council for the SB HOPE Campus to support the shelter's ongoing operations and services.
4. Authorize the City Manager or designee to execute all necessary documents related to accepting and utilizing these donations.

Executive Summary

The City is developing a 200-bed pet-friendly, low-barrier navigation center, known as SB HOPE Campus, to provide interim housing and recuperative care to unhoused men and women as well as onsite supportive services. Local hospitals and Health Maintenance Organizations (HMOs) saw the need for recuperative care in the City and are providing financial assistance to help construct the Campus. Loma Linda University Health (LLUH) and Inland Empire Health Plan (IEHP) are donating

\$1,570,000 to the City to prioritize recuperative care by constructing SB HOPE Campus.

Background

The City is developing a 200-bed navigation center called SB HOPE Campus at the former School of Hope site at 796 6th Street in San Bernardino. The 2.5-acre campus will operate as a multi-service complex designed to provide low-barrier, interim housing, and core services to unhoused men and women in one location. SB HOPE Campus will help to address the root causes of homelessness by connecting people to critical resources such as medical respite, mental health services, substance use disorder counseling, individualized case management, housing navigation, job training and placement, family reunification, and help with documentation readiness. These types of resources will help to provide a pathway toward stability.

A key component of SB HOPE Campus will be recuperative care, which is also known as medical respite. Typically, when a person is discharged from the hospital to recover from a chronic or acute health condition, they can obtain rest and medical oversight in the comfort of their home or a safe location. Unhoused individuals discharged from hospitals do not have stable environments to rest or recover. Their chances of experiencing potential health complications are significantly increased, which leads to high emergency room utilization or hospital readmission. Combined with housing placement services and case management, recuperative care allows individuals with complex medical and psychosocial needs the opportunity to recuperate.

Recuperative care is a bridge between homelessness and interim housing. Individuals can receive assistance with activities of daily living, medical oversight, coordination with transportation to medical appointments, support with acquiring benefits, case management, and housing services.

Discussion

SB HOPE Campus will offer a social recuperative care model, which means physicians will refer nursing and/or home health staff to the campus to provide physical care needs to each recuperative care patient as outlined in each person's hospital discharge plan. The recuperative care team will include medical professionals and case managers. Patients will receive connections to social support services, housing tenancy, and sustaining services to assist them with documentation readiness, benefits, and overcoming social determinants of health. The City is in the process of drafting an RFP for a shelter and recuperative care operator.

IEHP and Loma Linda University Hospital support the City's decision to provide recuperative care at the SB HOPE Campus, and funds are being provided to help with this initiative. The City has spending flexibility. IEHP will allow its funds to be used to cover costs related to development and construction. In contrast, LLUH's funds can be used for development, construction, and even equipment related to recuperative care (e.g., beds, monitors, wheelchairs)). However, both donations will be used to cover development and construction costs associated with SB HOPE Campus, allowing the City to ensure the project meets the highest standards of care and offers essential

services to individuals experiencing homelessness.

LLUH has already issued a check to the City for \$70,000 to help complete SB HOPE Campus. The funds are provided as part of LLUH's Fiscal Year 24 Community Benefit Investments and align with the agency's Community Health Implementation Strategy for Fiscal Year 2023-2025. A Standard Agreement was not required. A General Ledger Account has been established for collected donations earmarked for developing and constructing the SB HOPE Campus. IEHP's Agreement is attached, and the document is being routed for signature.

Donations will supplement the existing project construction budget, which includes:

- \$12.45 million in ARPA funding
- \$1.9 million in Community Development Block Grant (CDBG) funds
- \$4.3 million in HOME-ARP funds
- \$808,385 in Homeless Housing, Assistance, and Prevention (HHAP) funds from the County
- \$4.5 million in ARPA (reallocated from operations to construction)
 - Total: \$23,958,385

Current donations from hospitals/HMOs for project construction include:

- Inland Empire Health Plan: \$1,500,000
- Loma Linda University Health: \$70,000
 - Total: \$1,570,000

This combined total of \$23,958,385 will allow the City to construct SB HOPE Campus, which has an anticipated completion date of November 2025.

Fiscal Impact

The acceptance of \$1.57 million in donations from Loma Linda University Health (LLUH) and IEHP, as well as any future donations, will have no direct fiscal impact on the City's General Fund. These donations will be managed in a designated SB HOPE Campus construction fund, supplementing the already secured project funding.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Approve the acceptance of donations from Loma Linda University Health (LLUH) in the amount of \$70,000 and from Inland Empire Health Plan (IEHP) in the amount of \$1,500,000 million to support the construction and/or operation of the SB HOPE Campus.
2. Adopt Resolution No. 2024-235; and authorize the Director of Finance and Management Services to amend the FY 2024/2025 Operating Budget to both

revenues and expenditures and appropriate \$1,570,000 in donated funds to be used towards the construction of the City's Navigation Center.

3. Authorize the City Manager or designee to accept future donations on behalf of the City Council for the SB HOPE Campus to support the shelter's ongoing operations and services.
4. Authorize the City Manager or designee to execute all necessary documents related to accepting and utilizing these donations.

Attachments

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| Attachment 1 | Resolution No. 2024-235 |
| Attachment 2 | Inland Empire Health Plan Agreement |
| Attachment 3 | Loma Linda University Health Letter of Commitment |

Ward

All Wards

Synopsis of Previous Council Actions

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| August 4, 2021 | Mayor and City Council received a report and discussed the allocation of ARPA funds. |
| December 7, 2022 | Mayor and City Council approved the Homelessness Solutions Action Plan and authorized the use of \$20 million in ARPA funding for the development of a Navigation Center, Homeless Street Outreach, and Mobile Shower Program Expansion. |
| February 1, 2023 | Mayor and City Council approved Resolution No. 2023-028 declaring a Homelessness State of Emergency. |
| March 15, 2023 | Mayor and City Council approved \$4,299,671 of HOME-ARP funds to assist with the design and construction of the Navigation Center. |
| June 21, 2023 | Mayor and City Council adopted the FY 23-24 Annual Action Plan which included an allocation of \$1,901,365 in CDBG funds for the Navigation Center. |
| July 19, 2023 | Mayor and City Council adopted Resolution No. 2023-097 amending the City's 2020-2023 Permanent Local Housing Allocation (PLHA) Program funding to provide \$4,355,241 towards the operating and/or capital costs of the City's Navigation Center. |

October 4, 2023

Mayor and City Council adopted Resolution No. 20203-144 for the Strategic Initiatives, approving an annual allocation of \$2,000,000 for the Homelessness Services Sustainability beginning FY 2026-27.

November 1, 2023

Mayor and City Council accepted \$808,358.87 in Homeless Housing, Assistance, and Prevention (HHAP) Round 3 grant funds from the County of San Bernardino for the Navigation Center.