



San Bernardino Community Wellness Campus Project Proposal

November 2022

Table of Contents

Mission	1
Vision	1
Values	1
Community Development Proposal.....	2
Current Trends and Statistics.....	2
San Bernardino Community Wellness Campus.....	3
San Bernardino Community Wellness Campus Impact/Evaluation	4
Conceptual Site Plan.....	5
Additional Project Details	7
Buildings and Services	7
Interim Housing	7
2-story Permanent Supportive Housing Apartment Building.....	8
Community Services Building.....	8
Community Support and Administration Building.....	8
Medical Clinic.....	8



Mission

Ignited by faith, we live out God's love by embracing, equipping, and empowering vulnerable people in Southern California.

Vision

Sharing the love of Christ, we seek to form a community where the vulnerable are safer and stronger, the dependent are self-sustaining, the isolated dwell in community, and the weary are given hope.

Values

Compassion, Advocacy, Respect, Collaboration, Innovation, & Stewardship



Embrace



Equip



Empower

COMMUNITY DEVELOPMENT PROPOSAL

Lutheran Social Services of Southern California (LSSSC) desires to build Community Wellness Campuses throughout Southern California. LSSSC is entering its 76th year as an organization devoted to serving families and individuals in times of need. We began our journey in 1944, where a group of 18 people from Lutheran churches came together in the San Diego area to feed veterans returning home from war. There were not enough jobs to employ them, homes to shelter them, or food to feed them. They saw a need and organized and proposed the Lutheran Welfare Commission in San Diego. LSSSC officially incorporated in 1946 as a 501(c)(3) non-profit social service agency. LSSSC has stayed true to its mission since its inception and today, we serve populations throughout Southern California in twenty (20) locations across six (6) counties and offering more than thirty (30) programs. Our organization also seeks to expand our presence into the counties of Imperial, Kern, Santa Barbara, and San Luis Obispo.

Each decade of LSSSC's history has been marked by monumental national and world events. Over the last two years, another massive event attacked the fabric of our nation and the world, COVID-19. The COVID pandemic has created an almost unfathomable deleterious impact on employment and causing housing and food insecurity to become an even greater focus and concern. LSSSC recognizes that the landscape has changed and is ready to provide solutions to existing and new challenges facing vulnerable populations across Southern California. With a new executive team in place, we embrace and invite ways to lead LSSSC to exponential growth and be leaders on the forefront, impacting communities for good. With the vision of a Community Wellness Campus model expanded throughout Southern California, LSSSC will focus all its services on a Health, Wellness, and Recovery Framework with trauma-informed care at its core.

Current Trends and Statistics

The U.S. Census Bureau reports that the official poverty rate in 2020 was 11.4%, up almost 1.0 percentage point from 10.5% in 2019 (which was the first increase in poverty after five consecutive annual declines).¹ According to the Center on Budget and Policy Priorities, the employment rate remains below pre-pandemic levels, and millions still report that their households did not get enough to eat or are not caught up on rent payments.² In 2020, there were 37.2 million people living in poverty, approximately 3.3 million more than in 2019.³

¹ Income, Poverty and Health Insurance Coverage in the United States: 2020
September 14, 2021, <https://www.census.gov/newsroom/press-releases/2021/income-poverty-health-insurance-coverage.html>

²Tracking the COVID-19 Economy's Effects on Food, Housing, and Employment Hardships, November 21, 2021, <https://www.cbpp.org/research/poverty-and-inequality/tracking-the-covid-19-economys-effects-on-food-housing-and>

³ Income and Poverty in the United States: 2020
September 14, 2021, <https://www.census.gov/library/publications/2021/demo/p60-273.html>



According to the Public Policy Institute of California, our state's level of income inequality exceeds that of all but five states.⁴ Families at the top of the income distribution in California have more than 12 times the income of families at the bottom (\$262,000 versus

\$21,000, for the 90th and 10th percentiles, respectively, in 2018). This has resulted in 13.4% of the population (more than 5 million people) for whom poverty status is determined in California, living below the poverty line – a number that is higher than the national average of 12.3%. In an attempt to ameliorate the adverse impact, of poverty's ever-worsening grip; the United States Interagency Council on Homelessness recommends the investment of time, effort, and financial resources by federal / state and local public and private partners, working together in close collaboration; while California's Action Plan for Preventing and Ending Homelessness in California promotes a Vision which includes, "Stronger, collaborative partnerships with public and private partners in communities."⁵

Lutheran Social Services of Southern California continues to be at the forefront of endeavors to forge strong and effective partnerships in the communities we serve. For the next 3-5 years, LSSSC's strategic focus is to deepen and grow our impact in Southern California through church and corporate partnerships, while simultaneously building integrative and holistic facilities focused on health, wellness & recovery services (<https://www.lsssc.org/who-we-are/strategic-plan/>). As we endeavor to diversify our revenue streams beyond public grants – we are increasing appeals to foundations and corporations that are likely to support our work. By developing closer relationships with our donors, we intend to maximize opportunities for working together – so as to leverage and steward resources that will address community impact objectives.

San Bernardino Community Wellness Campus

LSSSC seeks to build Community Wellness Campuses across Southern California and starting in the City of San Bernardino, where the need is apparent. The San Bernardino homeless count keeps increasing. The San Bernardino County Annual Point in Time Homeless Count for 2020 revealed a 19.9 percent increase in the county's homeless population compared to the 2019 count, when 2,607 people were found to be homeless.⁶ The 2020 number totaled 3,125, and of those 518 additional homeless over the previous year, 470 were unsheltered while the 48 additional who were sheltered were temporarily housed in shelters, motels or through some other form of transitional housing. Such a grim outlook was not always the case for the City of San Bernardino. Indeed, in 1977 the city was awarded the All-American City Award.⁷ LSSSC has maintained a presence in the community during both the rise and decline of this city and this proposal presents several solutions to problems that are preventing the City from attaining its former status.

⁴Income Inequality in California, January 2021, <https://www.ppic.org/publication/income-inequality-in-california/>

⁵ Action Plan for Preventing and Ending Homelessness in California
https://bcsh.ca.gov/calich/documents/action_plan.pdf

⁶ 2020 San Bernardino County Homeless Count and Subpopulation Survey Final Report
<https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

⁷ <https://www.nationalcivicleague.org/america-city-award/past-winners/?string=san+bernadino>



To alleviate the burgeoning problem of homelessness in the City of San Bernardino, LSSSC serves many of the homeless through the Men's Shelter at our Central City Lutheran Mission (CCLM) site in San Bernardino (located at 1354 North "G" Street, San Bernardino, CA 92405). Over 26% of the homeless population in San Bernardino County, lives in the City of San Bernardino (its largest metropolitan area).⁸ The Men's Shelter serves an average of 350 unduplicated homeless men per year; in addition to clients from the community who are living below the poverty line (individuals, families, and households who are unemployed, or underemployed; uninsured, receiving entitlement benefits – such as SSI/SSDI and Food Stamps to make ends meet); Seniors with little or no support; and / or Families / Individuals who lack a stable food source and have problems navigating the systems of care.

LSSSC will continue to be an active and integral part of the solution to the problem. San Bernardino County's Consolidated Plan (2020-2025) seeks to decrease homelessness within the city is a multi-layered approach that includes one-on-one interaction and support, transitional shelters, and permanent supportive housing.⁹ This aligns perfectly with the strategic vision and direction of LSSSC.

We have conducted an intensive landscape analysis in the city of San Bernardino to reassess the community's unique strengths and challenges – from income and education levels, language proficiency, and school performance to neighborhood safety, employment, and service gaps – so our work builds upon those strengths and helps to address those challenges.

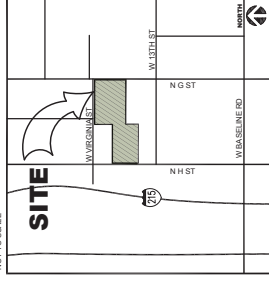
We propose a total revamp of CCLM to make a bold statement. LSSSC is already in the planning process. The innovative, multi-use campus will encompass everything one needs to thrive. The Community Wellness Campus will provide a pathway to permanent housing through its housing services (interim housing and permanent supportive housing) as well as workforce development training, educational, medical, and social and behavioral health services that will be available to the residents of the campus and the larger community.

The San Bernardino Community Wellness Campus will address the prevailing concern around food insecurity. The campus will house a retail market that sells affordable prepared foods and fresh grocery items. The Campus Market will be staffed by paid employees who will be graduates of the workforce development program. Not only will this Community Wellness Campus pioneer the way for other development projects of this nature in the county, but it will also bring new revenue to the city and will provide housing, jobs, social, education and health services designed specifically to meet the needs of its residents and the surrounding community.

⁸ <https://wp.sbcounty.gov/dbh/sbchp/wp-content/uploads/sites/2/2020/04/2020-SBC-Homeless-Count-Report.pdf>

⁹ <https://content.sbcounty.gov/uploads/CDH/Reports/consolidated-plans/FINAL-San-Bernardino-County-Con-Plan-2.2.21.pdf>





PROJECT DATA

OWNER:

APPLICANT:

APPLICANT'S

EXISTING

EXISTING MEN'S SHELTER	REMODEL MEN'S SHELTER
BUILDING AREA: OCCUPANCY GROUP: FIRE SPRINKLERS:	EXISTING BUILDING AREA: AREA TO REMAIN: AREA TO BE DEMOLISHED:
10,120 SF A-3/B/R2 YES	10,120 SF A-3/B/R2 YES

EXISTING BUILDING 3

<u>EXIST. SUP. PERM. HOUSING BLDG. 4</u>	<u>DEMO BUILDING 4</u>
BUILDING AREA: 1,420 SF	BUILDING AREA:

EXIST. SUP. PERM. HOUSING BLDG. 5	DEMO BUILDING 5
BUILDING AREA: 1,061 SF	BUILDING AREA:
OCCUPANCY GROUP: R	

EXISTING CLINIC

TOTAL EXISTING AREA:	20,603 SF	TOTAL DEMO'D AREA:
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NEW

NEW COMMUNITY SERVICES BUILDING	
BUILDING AREA	10,000 SF
STORAGE (COST \$/SF)	10,000 SF
CONCRETE GROUP	B/A3
FIRE SPRINKLERS	YES
NEW INTERIM HOUSING	
2 STORY MOODS (21)	2,960 SF
3 STORY MOODS (51)	9,600 SF
TOTAL BEDS	152
OCCUPANCY GROUP	R-2
FIRE SPRINKLERS	Y
ELEV./WINDT	2 X 9.00 =
PET KENNEL	1,000 SF
	3,000 SF

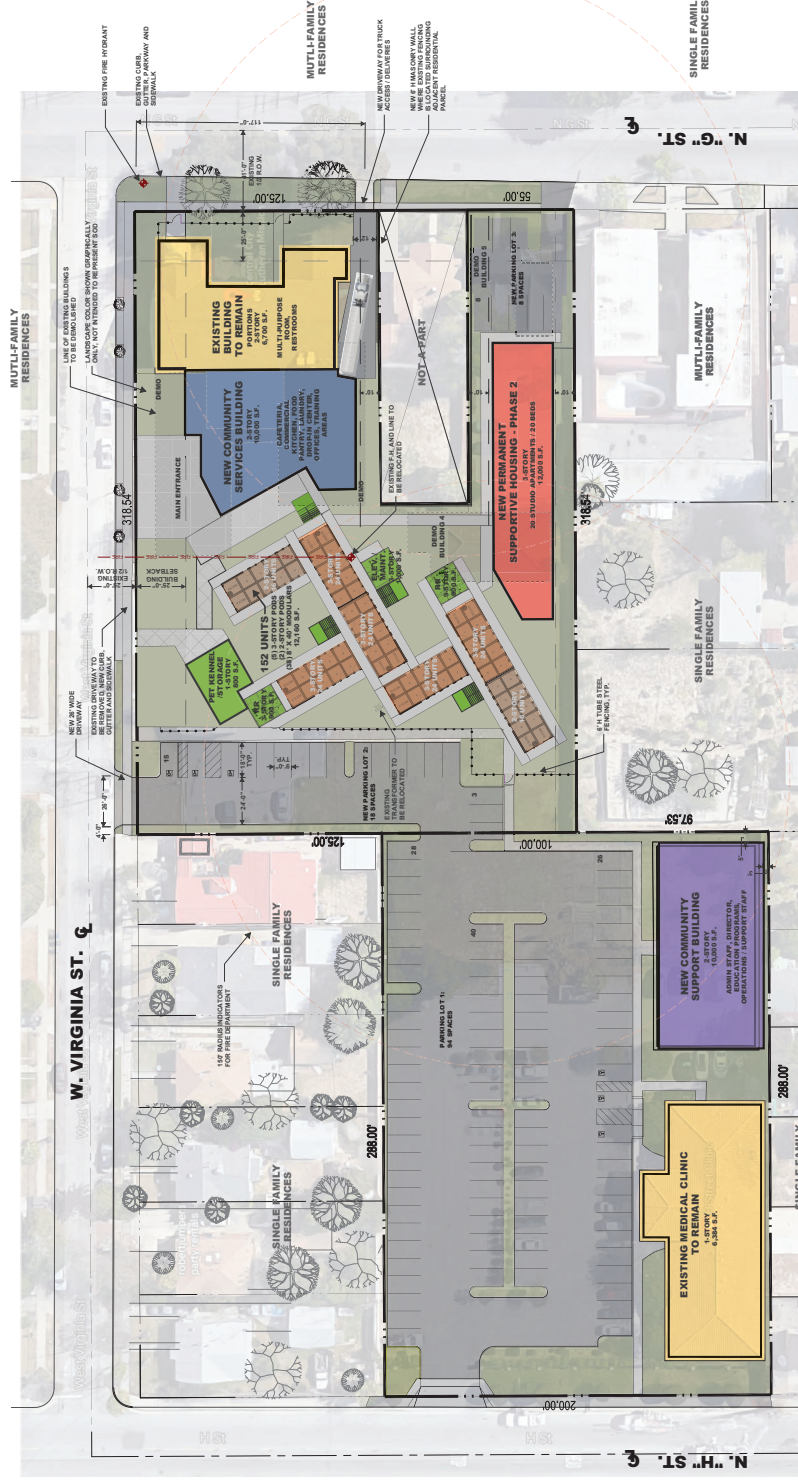
TOTAL

EXIST. CLINIC	6,384 SF
EXIST. SHELTER	6,700 SF
REMAINING AREA OF EXISTING BUILDINGS:	
	13,084 SF
TOTAL NEW:	47,760 SF
TOTAL PROPOSED AREA: 60,844 SF	
EXISTING BLDGS BEF. DEMO - 20,003 SF	
NET NEW CONSTRUCTION	40,241 SF

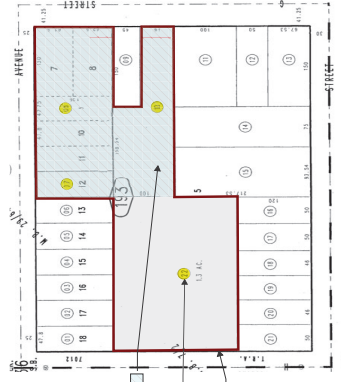
CONCEPTUAL SITE PLAN

JOB #: 22-006

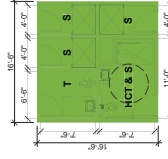
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CONCEPTUAL SITE PLAN



TYPICAL MODULAR LAYOUT



PARCELS CONSOLIDATION

PARKING MATRIX

[illegible]

44	not used on Sundays
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116 - 120 provided = + 4 Additional Sources

San Bernardino Community Wellness Campus Impact/Evaluation

LSSSC plans to have extensive evaluation metrics in place to continuously assess the programs and services offered. Our goal is to achieve successful outcomes that create a pathway for long-term stability and self-sufficiency for those that we serve. Additionally, evaluation will help to determine the level of capacity that programs need – in order to optimize outcomes in clients. This will include resources, staff, program materials, funding, and partnerships. Data will be collected in several ways: 1) At the first point of contact with Care Coordinators; 2) During intake and assessment – Care Coordinators collect clients’ demographic, background, and biopsychosocial needs data; 3) Care Coordinators will set goal-specific milestones for the

participants, then conduct time-specific follow-ups to determine whether the milestones are being met; and 4) Clients will meaningfully participate in the continuous improvement of services offered. At least once per quarter – Care Coordinators will collect written and verbal feedback from clients, asking them to convey success stories, or improvements that could be made in the program. LSSSC will also evaluate program impact by administering pre-enrollment / post-enrollment questionnaires to clients. We will generate quarterly progress reports to evaluate program performance measures – using the Homeless Management Information System (HMIS). We will utilize sign-in sheets for check-ins, appointments, group attendance, and other activities to track and evaluate clients. This information will be stored in our internal CMS system, Apricot 360.

ADDITIONAL PROJECT DETAILS

The purpose of the Project is to develop a Community Wellness Campus using a holistic paradigm that provides housing and sustainability services to San Bernardino residents. The project entails the revitalization and development of various housing types and supportive services operated by Lutheran Social Services of Southern California. The Community Wellness Campus will include interconnected open space and recreation amenities. The campus will sit on over 3 acres near existing and planned infrastructure, services, and jobs in the vicinity of the San Bernardino County Interstate 215 (I-215) corridor.

It is intended for the San Bernardino Community Wellness Campus to protect the privacy of its residents and clients by providing a landscaped buffer between the campus and surrounding neighbors. The campus will be designed with pathways connecting all buildings for ease of access and uniformity.

The campus will provide a pathway of hope and stability for those experiencing chronic homelessness. It will also provide a variety of supportive services for community residents who are struggling with various needs.



BUILDINGS AND SERVICES

Interim Housing:

152 modular units for men (180 day stay)

Interim Housing provides a short-term place for people experiencing chronic homelessness to stay temporarily, meet basic needs such as food, safety and hygiene, and be supported to seek and obtain permanent housing.

The men's interim housing units will be 12,160 S.F. of new construction. The configuration will consist of two and three-story pods (38 pods with 4 units per pod) which will provide individual lodging to accommodate private space for each resident. Each space will offer some storage for personal belongings.

Key components of Interim Housing will include:

- Private sleeping quarters
- Three meals a day (breakfast, lunch and dinner)
- Storage for personal items
- Safety and security
- Care coordination (services to support self-sufficiency and provide a linkage to permanent housing)

Configured within the layout of the housing units will include an in-door laundry facility, showers and restrooms, and a kennel for pets.

2-story Permanent Supportive Housing Apartment Building

Area Median Income (AMI): 25% - 55%

Permanent supportive housing offers safe and stable housing environments with voluntary and flexible supports and services to help people manage serious, chronic issues such as mental and substance use disorders.

The two-story apartment complex will consist of 20 SRO units and a management office. The units in this building will be for qualified individuals from the community and for residents of our interim housing program who are ready for permanent housing.

Community Services Building

LSSSC will perform a combination of renovation and demolition/new construction of the existing 18,000 sq ft building known as CCLM. LSSSC will preserve the existing sanctuary, but the space will be renovated and utilized as a multi-purpose room and an open chapel for the residents of the campus and community at large.

The newly constructed building will be a two-story 10,000 sq ft building which will offer a Day Center for the community and a Community Market/Pantry. In addition to this, the building will house the Intake staff for the interim housing program and the Campus Operations Team (IT, Security and Maintenance).

The new building will also contain a commercial kitchen and dining hall for the interim housing residents.

Community Support and Administration Building

Community and social services aim to maximize the development of human potential and the fulfillment of human needs, through an equal commitment to: Working with and enabling people to achieve the best possible levels of personal and social well-being.

The two-story 10,000 sq ft Community Support and Administration building is new construction and will offer office space that will house a variety of supportive services such as Mental Health, Intensive Care Coordination, Workforce Development and Housing Counseling. The building will provide staff office space and individual and group meeting rooms for clients.

Medical Clinic

The medical clinic sits on 1.3 acres of land and is approximately 6,162 sq ft. It is an established and fully functional community medical clinic currently operating on the proposed campus. The clinic is a Federally Qualified Health Center (FQHC). LSSSC owns the land and building and leases the space to operate the clinic to a nonprofit community medical provider.

The clinic provides free, and fee based medical care (on a sliding scale) to low-income residents of San Bernardino. The clinic serves over 2,000 patients a year.

