



HCBF and Congresswoman Janice Hahn celebrate the grand opening of Wilmington Health Center's new respiratory clinic on March 27, 2013.

Community Benefit Report

VOL. 1 | SPRING 2013

ABOUT HCBF

Harbor Community Benefit Foundation (HCBF) is a 501(c)3 non-profit organization dedicated to improving the safety, health, and beauty of San Pedro, Wilmington, and areas impacted by Port of Los Angeles operations.

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OUR LOGO



The HCBF logo embraces the foundation's commitment to bring environmental solutions to the harbor community. The water wave, leaf, and people represent the Harbor, environment, and community, respectively, coming together. The green colored leaf evokes environmental stewardship. The blue colored wave of water recognizes dedication to the seaport communities of the Port of Los Angeles. Collectively, the new logo represents a fusion between environmental responsibility to the community, and the green growth of the Port.

FROM THE DIRECTOR

As we embark on the second year of our Foundation, we're proud of what we've accomplished in the community and excited by what's still to come.

As a non-profit organization based in the Harbor area, our goal is to fund community benefit projects focused on environmental mitigation of Port of Los Angeles impacts, including, but not limited to, air quality, noise, aesthetics, and health impacts. Considering land uses in the San Pedro and Wilmington communities are often incompatible, with residential and industrial uses sharing boundaries, this is a challenging but crucial task.

In our first full year of operation, we completed two rounds of funding for our Healthcare Grant Program, which supports organizations improving the health and wellness of residents in Wilmington and San Pedro. These grants have provided **meaningful and measurable change** to residents, including asthma diagnosis and treatment, guided exercise programs, community health worker home visits, and, most exciting, a new respiratory clinic.

Working with the community, we recently completed the first phase of a landmark noise study that monitored and identified opportunities for noise mitigation projects in Wilmington. We are now studying similar opportunities in San Pedro.

In the Spring of 2013, our Board of Directors collaborated to adopt a **four-year Strategic Plan** (2013-2016), a visionary road map that will serve as our guiding document as we look at ways to invest in the community. To further this work, the Chair and I completed the **Annenberg Alchemy** leadership training.

Most recently, we celebrated the grand opening of a new respiratory clinic at Wilmington Health Center, one of our grantees, with a ribbon-cutting ceremony, featuring a keynote speech by Congresswoman Janice Hahn and speeches by Adriano Martinez of Natural Resources Defense Council and Mike Christensen from the Port of Los Angeles. The ceremony was followed by our inaugural Community Health Fair, which drew a crowd of 400 residents and over 50 organizations providing asthma screenings, health education, and community resources. We were pleased by the turn out and plan to host a health fair annually in Wilmington.

The harbor communities are filled with wonderful organizations and individuals who are working every day to make positive changes in our lives. The Port of Los Angeles also continues to play a crucial role in working with the community to advance solutions that **balance economic goals with environmental and community needs**. As we look forward, we plan to collaborate with all of these stakeholders to build a safe, healthy, and beautiful San Pedro and Wilmington.

Sincerely,



Mary Silverstein
Executive Director
Harbor Community Benefit Foundation

OUR ROOTS

Our foundation is the result of an unprecedented agreement between Port communities, the Port of Los Angeles, and the City of Los Angeles.

Harbor Community Benefit Foundation (HCBF) is a unique organization, born out of a historic agreement between the Port of Los Angeles and a passionate group of community-based organizations and individuals committed to ensuring the health and quality of life of residents in Wilmington and San Pedro. These communities have been significantly impacted by their proximity to the Port of Los Angeles and related businesses and transportation corridors. The communities have experienced environmental, public health, and other quality of life issues. While the Port has gotten cleaner in recent years, the impacts remain.

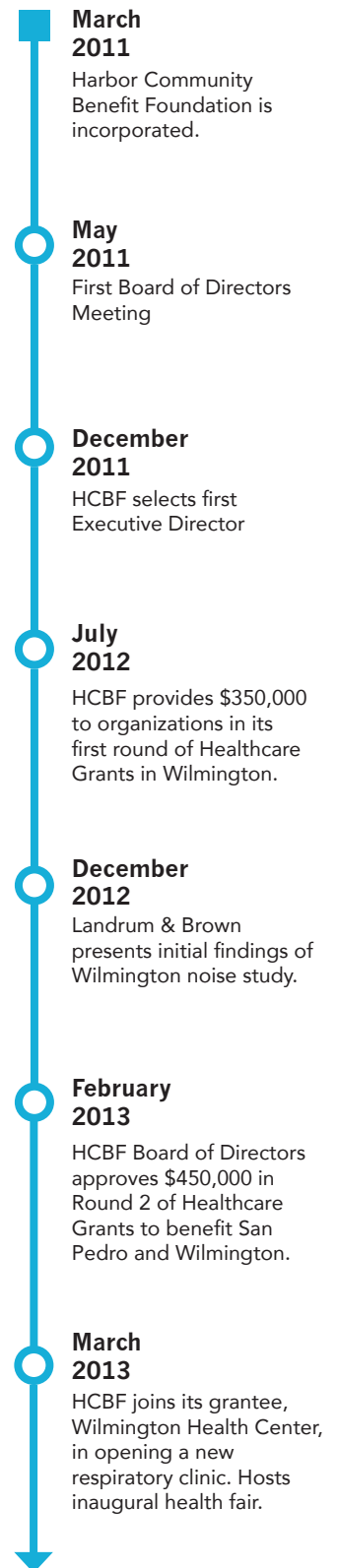
Our organization's story began in December 2007, when the Board of Harbor Commissioners (BOHC) approved plans to significantly expand the Trans Pacific (TraPac) terminal. One week later, a coalition of environmental, labor, economic development and community groups filed an appeal to the Los Angeles City Council, contending that environmental impacts of the project were not adequately studied and would not be adequately mitigated.

We exist because of the tireless efforts of the following **Appellants**: American Lung Association, Change to Win, Coalition for a Safe Environment, CCA, Communities for a Better Environment, Communities for Clean Ports, Earth Day LA, Environmental Priorities Network, Harbor-Watts EDC, International Brotherhood of Teamsters, Los Angeles Alliance for a

New Economy, Physicians for Social Responsibility, Natural Resources Defense Council, San Pedro Peninsula Homeowners Coalition, Sierra Club Harbor Vision Task Force, Mr. Chuck Hart, and Ms. Kathleen Woodfield.

With the support of then-Councilwoman Janice Hahn and Mayor Antonio Villaraigosa, in April 2008 the City of Los Angeles and the Appellants made a historic agreement to resolve the dispute over the TraPac project by ratifying the TraPac Memorandum of Understanding (MOU), "to support the collaborative efforts to grow and green the port ... to reduce environmental impacts on the community while creating jobs and economic prosperity to the surrounding region." The MOU called for the creation of the Port Community Mitigation Trust Fund ("PCMTF"), the first of its kind, and allocated significant funding to the PCMTF to improve the health and quality of life of local residents by addressing the impacts of Port-related activities.

The MOU called for the formation of a non-profit organization to manage and administer the PCMTF, including undertaking and funding mitigation projects to benefit the communities of Wilmington and San Pedro. HCBF, whose seven-member volunteer board first met in May 2011, is that organization. Since then, we have been hard at work to fulfill the vision of our founders, with the support of the community, stakeholders, elected officials, and the Port of Los Angeles.



OUR PROGRAMS

Our mission is to assess, protect, and improve the health, quality of life, aesthetics, and physical environment of the harbor communities of San Pedro and Wilmington, California, which have been impacted by the Port of Los Angeles.



Healthcare

Our Healthcare program provides grants for diagnosis, treatment, education, outreach, medical supplies and access.



Noise

Our Noise program intends to devise solutions to reduce noise pollution based on noise studies and community outreach, with an emphasis on schools and residences.



Career Development

Our Career Development program will include training students to pursue Port-related careers, with an emphasis on green technology.



Community Benefit

Our Community Benefit program encourages projects, large and small, that beautify and improve the San Pedro and Wilmington communities.

ACCOMPLISHMENTS *At a Glance*

Drafting a Strategic Plan

Our first four-year plan reinforces our firm commitment to enhance the vibrant communities of Wilmington and San Pedro, to be transparent, to work collaboratively with our stakeholders, and, to assure the viability of the Foundation.

Healthcare Grants

In our first two rounds, we have committed over \$800,000 to programs that provide diagnosis, treatment, outreach, education, medical supplies, and access to San Pedro and Wilmington residents suffering from asthma, emphysema, and other respiratory diseases.

Landmark Noise Study

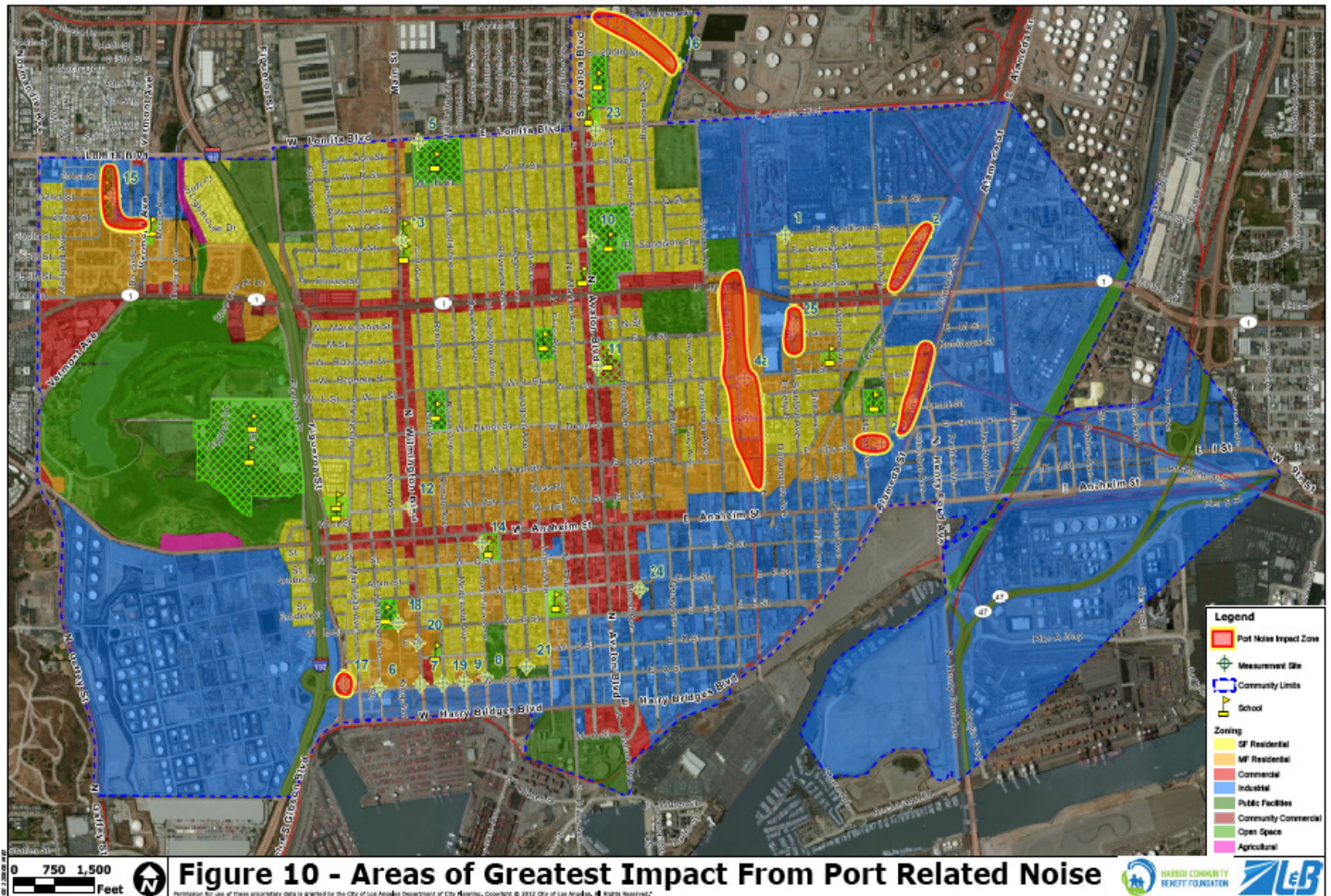
A comprehensive noise study of Wilmington revealed opportunities for projects that could mitigate the effects of noise pollution from freeways, industries, and Port of Los Angeles related operations.



▲ Inaugural Health Fair

Our inaugural Community Health Fair in Wilmington drew over 400 residents and the support of 50 organizations providing screening, diagnosis, treatment, education, and healthy food. We plan to host a health fair annually.

LANDMARK NOISE STUDY



With input from community members, our consultants performed noise measurements between June and August of 2012 in the Wilmington Community to discover and document port-related noise sources impacting schools and residences. These measurements are under the first phase of HCBF's **Wilmington School & Residence Sound Attenuation Program**. Four one-hour noise measurements were performed at 23 locations and long-term measurements were performed at two locations.

Seven areas of greatest port-related noise impact were identified. These areas included the residential uses along the three train lines, the residential areas with considerably truck activity along Drumm Street, Sandford Avenue, and Opp Street, and the residences located at the northeast corner of Figueroa Street and C Street.

HCBF and Landrum & Brown are now developing maps and criteria to help link these primary impact areas to noise-reduction programs.

NEXT STEPS

1. Select **noise metrics and criteria** to determine eligibility for sound attenuation program.
2. **Develop noise contour maps** that show the extent of the noise impacted areas.
3. Survey schools and residents to document construction types and **estimate potential noise reduction**.
4. Investigate **additional sources of funding** to expedite noise programs.

STRATEGIC PLAN 2013-2016

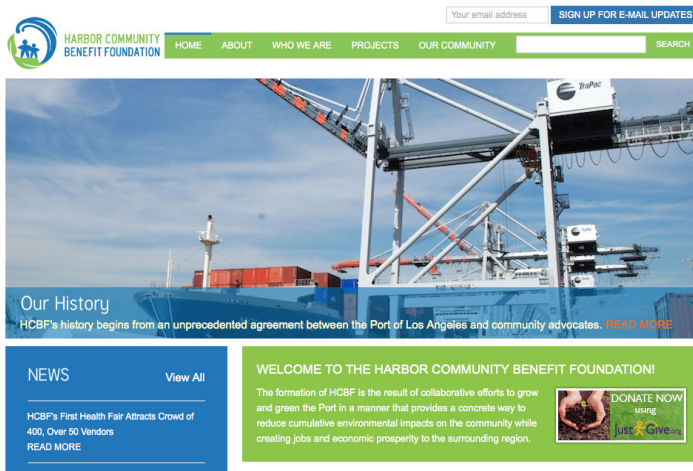
This Strategic Plan provides HCBF staff with a **four-year roadmap**. The plan also contains three important addendums: a spending plan, grantmaking guidelines, and the measures we will use to evaluate our projects and programs. Designed to be dynamic, it encourages innovation and creativity to develop and fund projects and programs for the benefit of the communities we serve.

Our strategic plan reflects the collaborative efforts of a visionary ad hoc Strategic Planning Committee, dedicated Staff, and thoughtful Board members. With exceptional coaching from David Norgard and his consulting firm, OD180, over a course of nearly six months

our Board members and staff developed and publicly adopted this plan. We are confident the Board will periodically evaluate and adjust the plan, as necessary, as we progress together towards the achievement of our stated goals.

The plan reinforces our firm commitment to enhance the vibrant communities of Wilmington and San Pedro, to be transparent, to work collaboratively with our stakeholders, and to assure the viability of the foundation.

NEW WEB PRESENCE



www.hcbf.org

In 2012, HCBF revamped its website. Our fresh look offers a modern, user-friendly site, designed to communicate the foundation's projects and programs in San Pedro and Wilmington, with an emphasis on environmental programs that improve quality of life and minimize health impacts from the Port of Los Angeles. "The goal was to create a site that was clean and simple, and that featured prominently HCBF's purpose and history, its communities, and areas of concentration," said Arturo Alvarez, HCBF Program Associate.

Monthly Board meeting agendas, minutes, and governing documents are available to view. We also encourage visitors to sign-up for e-mail updates and read more about our programs, grant opportunities, and community events.



Harbor Community Benefit Foundation is now on Facebook! Track our programs, learn about community events, and more at [facebook.com/harborcommunity](https://www.facebook.com/harborcommunity)

HEALTHCARE GRANTS

Our Healthcare Grant Program provides grants to organizations that improve the health and wellness of the residents of San Pedro and Wilmington. The program targets three healthcare priorities: education, diagnosis and treatment, and pharmaceuticals and medical supplies. HCBF uses an evidence-based approach to grantmaking, assessing programs on their ability to produce measurable health benefits in the San Pedro and Wilmington communities.

ROUND 1 GRANTEES

The Children's Clinic (TCC)

Based in Long Beach, TCC Community Health Workers help **diagnose and treat** children in Wilmington with cardiopulmonary disease, provide counseling and educational sessions, and provide self-management classes and chronic diseases management education and outreach for the community.

Tzu Chi Medical Foundation

Tzu Chi's in-house programs **increase use of preventative healthcare services**, provide durable medical supplies not typically available in clinics, such as asthma inhalers, conduct workshop and exercise programs to promote healthy living, and provide indoor plants to reduce indoor air pollutants.

Long Beach Alliance for Children with Asthma

LBACA case workers **perform home visits in Wilmington** to: assess and address asthma triggers, increase general knowledge of asthma and air pollution issues for Wilmington residents, provide **non-toxic cleaning supplies** at no charge, introduce methods to reduce in-home environmental asthma triggers, and introduce underserved low-income households to a wide range of community resources.

Wilmington Health Center (WHC)

WHC's proposal included the complete remodel of the lobby and transforming an underutilized storage area into new clinic rooms with a nursing station to launch **one of the only Primary Care Pulmonary Clinics in the area**. WHC leveraged matching funds from Los Angeles County for ADA improvements, including accessible restrooms, fountains, and an entrance ramp.

MAKING LASTING IMPACTS

Our six-month healthcare grantee reports reveal a deep commitment to Wilmington.

11

Asthma 101 classes held by Long Beach Alliance for Children with Asthma (LBACA) in Wilmington.

263

residents attended LBACA's Asthma 101 Classes.

100

hours LBACA spent in Wilmington in the first six months of grant funding.

328

Wilmington residents now seeing a primary care medical provider at The Children's Clinic.

111

Wilmington residents participating in Guided Exercise Programs at Tzu Chi's Community Clinic.

256

Wilmington residents participating in health fairs sponsored by Tzu Chi.

3

Full-time positions generated by HCBF Round 1 Healthcare Grant funding. This includes a Community Health Worker, Health Education and Outreach Manager, and Construction Manager for a new asthma clinic.

COMMUNITY HEALTH FAIR

On March 27, 2013, after cutting the ribbon on Wilmington Health Center's new asthma clinic, we held our inaugural Spring Community Health Fair in Wilmington. The event drew over 400 residents from Wilmington. Over 50 organizations provided a variety of health services, including free screenings, referrals, and education. Local restaurants, including Hojas Tea House, Los Tres Cochinitos, Sacred Grounds, and Veggie Grill, provided delicious healthy food and drinks. Tino & His Orchestra entertained the crowd with live music, prompting dancing in the streets. We had so much fun, we plan to make the fair an annual event for Wilmington and the surrounding communities!




SCAN Health provided free stroke screenings to senior patients.



Clockwise from left: Tino & His Orchestra entertains the crowd, prompting dancing in the streets; Providence Little Company of Mary provides diabetes screenings; Alma Ortiz, owner of Hojas Tea House, offers a selection of teas.



For more photos and video highlights:
 /harborcommunity
[youtube.com/harborcommunity](https://www.youtube.com/harborcommunity)

BUILDING AN ASTHMA CLINIC

Wilmington Health Center took an underutilized storage room and transformed it into one of Wilmington's only dedicated asthma clinics.

Supplies and education for asthma patients are ineffective without the support of a clinic. It was with this idea in mind that HCBF was interested in supporting Wilmington Health Center's brick-and-mortar health proposal. The primary goal of the grant was to remodel space to expand clinic capacity and access for underserved patients. This was accomplished with a new Primary Care Pulmonology Clinic which provides diagnosis, management treatment and case management of air-pollution related diseases.

WHC emptied and gutted an existing storage room at its facility, filled with obsolete radiology equipment and old computers, and designed two patient rooms and a nursing station. Construction funds were also used to re-paint and furnish the waiting room, greatly adding to the pulmonology clinic and patient experience. The construction, furniture and paint colors were designed with patient experience in mind.

The remodel and design didn't come without its challenges. The staff and patients were very hesitant to the proposed changes since there have been no major updates to the facility since 1970. At first, there were some concerns that the colors were too bright and that there wouldn't be enough seating but since the end of construction, there have been many positive comments by both staff and patients.

"We have learned that changes are not easy and something as simple as wall color can elicit many passionate responses," said Thuy Banh, a Wilmington Health Center Administrator. "However, having a shared vision with patient care and patient experience as the driving force keeps us focused on getting things accomplished."

Wilmington Health Center is now entering the

second phase of its grant. This includes providing specialized training to staff and to partner with existing community organizations to provide home visits and group classes. There will also be efforts to increase access to medical homes by working with Harbor-UCLA to refer stable Wilmington residents back to the clinic.

LEVERAGING FUNDS

Wilmington Health Center leveraged roughly \$200,000 in HCBF grant funds and received an additional \$200,000 funding match from the County of Los Angeles dedicated to American Disability Act (ADA) improvements, including accessible restrooms, fountains, and an entrance ramp.

Before



After



BEFORE



Left: A storage room filled with obsolete radiology equipment; the room was gutted and remodeled to house two patient rooms and a nursing station. Right: A patient waiting area had not been upgraded since 1970.

AFTER

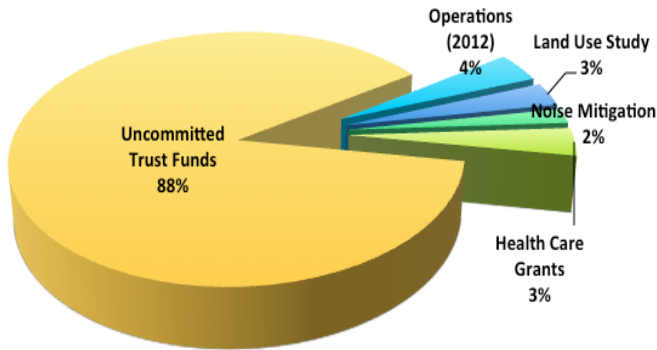


Left: One of two new patient rooms at the remodeled clinic. Right: An updated patient waiting area includes ergonomic furniture, fresh paint, and activities for children.

FINANCIALS

(At a glance as of December 31, 2012)

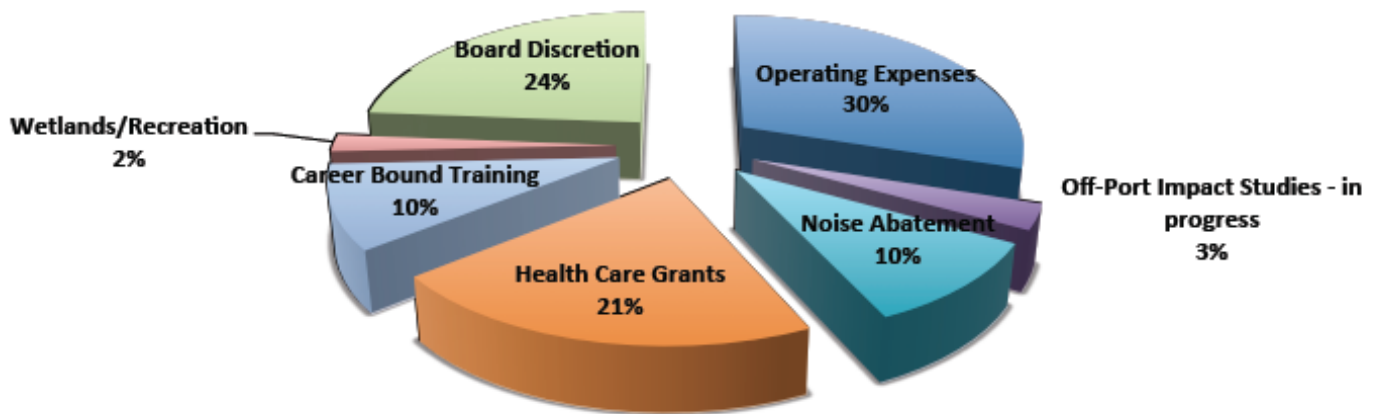
FUNDING IN 2012



Breakdown of Funding in 2012

Operations (2012)	\$379,200
Land Use Study	\$300,000
Noise Mitigation	\$185,000
Health Care Grants	\$350,000
Uncommitted Funds	\$8,608,637
Total Trust Funds	\$9,822,837

STRATEGIC PLAN PROJECTED ANNUAL SPENDING: \$1.6 MILLION



Board Discretion Programs include, but are not limited to:

- 1) Off-port impact studies (contemplated in the MOU)
- 2) Community Benefit projects to address the health, safety, education, training, and/or employment of the residents, and/or beautification of the area.
- 3) Additional funds towards current projects and programs.

WHAT'S NEXT?

We are excited to continue supporting our healthcare and noise mitigation programs while exploring new ways to benefit the community.



Future Rounds of Healthcare Grants

Our third round of Healthcare Grants, to be released in the Fall, will support organizations that improve the **health and wellness** of our residents.



Funding Ideas From the Community

Our Community Benefit Program will **solicit projects** from the community in line with our mission of improving the environment where we live, work, and play.



Launching a Youth Career Training Program

We are developing **new programs** for K-12 students in San Pedro and Wilmington to gain exposure to Port-related careers.



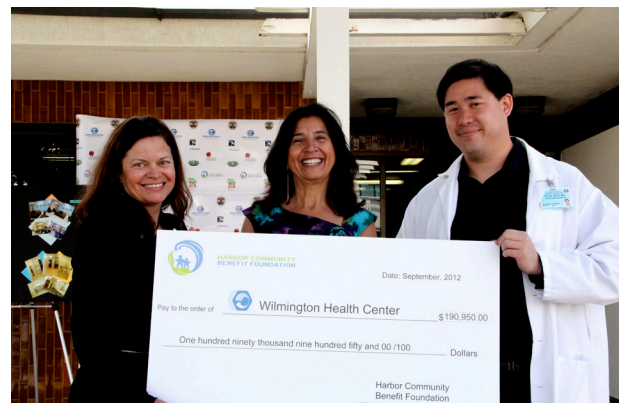
Finding Solutions to Reduce Port-Related Noise

With new metrics from our noise study, we will explore funding programs that will **reduce noise** in the schools and neighborhoods most impacted by Port-related noise.



Air Filtration in Neighborhood Schools

We will continue working with the South Coast Air Quality Management District (SCAQMD) to improve and enhance air filtration at San Pedro and Wilmington Schools.



From top: Mike Christensen from Port of LA; Congresswoman Janice Hahn presents awards to HCBF grantees (Dr. Elisa Nicholas, The Children's Clinic, Jessica Tovar, LBACA, Dr. Eugene Taw, Tzu Chi); Board Member Dr. Silvia Prieto joins Director Mary Silverstein in presenting a grant check to Wilmington Health Center.

*Community Benefit
is our middle name.*



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