

Organization Name	Southern Humboldt Community Healthcare Foundation
Director/CEO-First	Carolyn
Director/CEO-Last	Hino-Bourassa
Contact Person Name and Title-First	Chelsea
Contact Person Name and Title-Last	Brown
Contact Phone	707-223-6630
Contact Email	cbrown@shchd.org
Contact Address-Street Address	733 Cedar Street
Contact Address-City	Garberville
Contact Address-State	CA
Contact Address-Postal / Zip Code	95542
Contact Address-Country	United States
Total current year organizational budget (\$)-Dollars	\$ 13,464,000.00
# FTE Employees	1
Summarize the organization's mission (in the space provided)	SoHum Health Foundation exists to support the Southern Humboldt Community Healthcare District in providing high quality emergency and preventative health services to residents and tourists of Southern Humboldt County.
Program / Project Title	The Future of Healthcare for Southern Humboldt
250 Word Maximum	<p>Jerold Phelps Community Hospital serves the rural, isolated, and aging population of Southern Humboldt, providing services that are essential to maintaining the physical, mental, and emotional health of our community. On January 1, 2030, new statewide seismic requirements will go into place that the existing building will be unable to meet. This state mandated seismic legislation was enacted to protect California hospitals and their patients from earthquake damage, but it is costly and unfunded. If we are unable to construct a new facility that meets the stringent state seismic requirements by the end of 2029, we will have no choice but to close our doors. Southern Humboldt would lose the community hospital that has served them for over six decades. There would no longer be critical, life-saving emergency medical services available and no emergency room for the 120-mile stretch of Highway 101 from Willits to Fortuna.</p> <p>It will cost upwards of \$38 million to build a new, seismically-safe, modern hospital in Garberville. There is a USDA loan available that would cover most of the building costs but a 10% down payment and strong community support are loan requirements. The SoHum Health Foundation has committed to organizing a capital campaign to raise the \$3.7 million down payment. If we receive this grant it will become an essential part of the down payment for construction costs and demonstrate additional community support, which can be used to leverage further funding.</p>
Requested Amount (\$)-	\$ 100,000.00
Total Project Cost (\$)-	\$ 3,738,862.00
Grant Timeline - From:	01/01/2021
To	01/01/2025
Total Match Amount (\$)-	\$ 33,649,976.00
Match as % of of Total Project Budget	0.9
Cash Match Amount (\$)-	\$ 33,649,976.00

Cash Match as % of of Total Project Budget	0.9
In-Kind Cash Match Amount (\$)-	\$ -
In-Kind Match as % of of Total Project Budget	0
Number of new FTE jobs created, if funded:	10
Number of FTE jobs retained, if funded (jobs that would otherwise be eliminated)	94
Number of permanent, long term, private sector jobs to be created:	0
Please provide a brief explanation of how job creation/retention numbers were calculated	If Jerold Phelps Community Hospital closes, all 94 current jobs at the hospital, skilled nursing unit, and clinic would be lost. With the opening of a new hospital and clinic, and the expansion of the skilled nursing unit, we expect to expand our staff and services offered by at least 10 new FT jobs.
Type of project-Planning	No
Type of project-Implementation	Yes
Geographic focus of project	Southern Humboldt County
If you receive less funding than you have requested will you still be able to move forwards w	Yes
*Which Industry is your project working with (check all that apply):	
Diversified Health Care	Yes
Specialty Food, Flowers and Beverages	No
Building and Systems Construction	Yes
Investment Support Services	No
Management and Innovation Services	No
Niche Manufacturing	No
Tourism	No
Forest Products	No
Arts and Culture	No
Alternative Agriculture	No
Strategy being employed to promote economic development (check off all that apply):	
Supporting development of pre-permitted commercial space	No
Reducing regulatory bottlenecks for business retention or creation	No
Supporting economic development infrastructure	Yes
Developing new strategies for economic development	No
Providing access to external markets or plugs the economic leaks	No
Retaining and growing existing businesses	Yes
Providing workforce training	Yes
Increasing the number of new businesses	No
Leveraging future funding or projects	Yes
Reducing poverty by helping people to develop business skills	No
Other (describe):	No
Desription of "Other" Strategies	
Are Any of the Following Required, and if so are they already in place?	

Building Permits	No
Market Review	
Legal Review	No
Regulatory Approval	No
Consultants hired	Yes
Staff hired	Yes

The Future of Healthcare for Southern Humboldt - Grant Narrative

1.) Describe the need for your project and how it will improve the economy. What is the problem you are solving? What is the current situation, and future vision?

Jerold Phelps Community Hospital has a service area that includes roughly 10,000 people in the Southern Humboldt region. The Hospital fills a vital need by allowing the elderly and those with chronic conditions to live longer and healthier lives and be able to stay in the place they love. It saves lives in emergency situations, adds almost 100 good-paying jobs to the rural community, and increases property values since the presence of a nearby hospital is always a consideration before purchasing a property.

The Hospital also supports the local economy by keeping worker's compensation costs for employers down. It provides employers a place they can send their employees who are injured on the job. Tourism is a large part of the economy in Southern Humboldt, and tourists often sustain injuries as they participate in outdoor recreation and are in unfamiliar environments. The hospital is highly utilized by tourists who travel through Humboldt County to visit the Avenue of the Giants, the Lost Coast, and the state and federal Redwood parks. All of these benefits that the hospital provides contributes to making Southern Humboldt a more attractive place for people to start businesses, raise their families, and invest.

On January 1, 2030, new statewide seismic requirements will go into place that Jerold Phelps Community Hospital will be unable to meet. This state mandated seismic legislation was enacted to protect California's hospitals and their patients from earthquake damage, but it is costly and unfunded. If we are unable to construct a new facility that meets the stringent state seismic requirements by the end of 2029, we will have no choice but to close our doors. Southern Humboldt will lose the community hospital that has served them for over six decades. There will no longer be the critical, life-saving emergency medical services available that our community relies upon, and no emergency room for the 120-mile stretch of Highway 101 from Willits to Fortuna.

The vision of our community, staff, leadership, and donors is to relocate the existing emergency and acute care departments into a new hospital, allowing for the expansion of the skilled nursing department at our current location. The new facility would comply with the changing licensing requirements, minimize costs, and provide needed medical advancements to Southern Humboldt. The new campus will also include expansion and updates to our community clinic, laboratory, radiology (which includes CT, X-ray,

ultrasound, and mammography), as well as provide space for us to grow with our community and provide new services and specialists to better serve our patient's needs.

Once the hospital and clinic move to their new home, SoHum Health will be able to expand our much-needed Skilled Nursing unit from the current 8 beds to 16-24 beds. We operate the only Skilled Nursing facility in Southern Humboldt and always have a waitlist. Our medical providers have shared that they each have several patients who are in need of skilled nursing services but due to the lack of beds, these patients have no choice but to leave their beloved Southern Humboldt community and get the assistance they need elsewhere. We look forward to having the space to serve all of the elders and those with disabilities in Southern Humboldt who need us, right here at home.

2.) What are the measurable objectives of your project? Quantify the expected outcomes.

Improved Health Outcomes for Southern Humboldt: The new hospital and clinic will make it easier to attract and retain Doctors and mid-level providers, which are badly needed in Southern Humboldt, and Humboldt County in general. The building design includes room to expand Telehealth offerings and have specialists come onsite to provide new services to the community.

Job Creation/Retention: 94 FT jobs will be retained and 10 additional FT jobs will be created by this project. Ancillary jobs will be created during the construction of the hospital and clinic, as completion will take multiple years.

Business Creation/Growth/Retention: The presence of a new modern hospital in Garberville will build pride and hope for the long-term sustainability of this community, giving local business owners the confidence to grow and expand. Consumer spending on healthcare, and by healthcare workers, is an important economic anchor. Jobs and subsequent payroll expenses multiply to benefit local businesses, and provide for meaningful economic growth, especially in communities like ours that are subject to a volatile and fluctuating seasonal economy.

3.) Describe what you will do to achieve your objectives. Describe how you will measure progress towards your objectives.

The staff and volunteers of SoHum Health are determined to see the success of this project because they understand that the stakes couldn't be higher for Southern Humboldt's ability to thrive. We have a four-phased strategic plan in place to meet the 2030 deadline. Phase one is complete, and included purchasing the Sprowel Creek

property and initiating necessary generator and seismic upgrades at our current facility. We are currently in Phase two which includes design of the clinic and modern hospital, and the Capital Campaign to acquire support and funding that will allow us to receive the necessary financing. Phase three, 2022-2026 plan to break ground to build the new hospital to current standards of care and a modern clinic with room for specialists. By 2030, we will complete Phase four by repurposing our current facility to increase our skilled nursing resident capacity.

We are vigilant in measuring our success and impact through internal and community surveys, comprehensive data analysis, committee oversight, and direct feedback from staff and patients. These initiatives are driven by the core values of our institution, which are shared by all who work here and dedicate their lives to service of their community.

4.) Describe the work that has already been done to ensure that this project will be a success.

The SoHum Health Foundation has already taken successful steps to make our new hospital a reality, through community partnerships and fundraising efforts. Working collaboratively with College of the Redwoods and Humboldt County, we were able to purchase a local historical building and surrounding property, which was serving as a satellite campus for College of the Redwoods. This property is situated directly off Highway 101 on Sprowel Creek Road in Garberville. It is an ideal site for building a new medical facility without having to close our current emergency room or disrupt other essential services while renovation and construction are completed.

Over the past several years, Foundation members have been garnering pledges and donations from local businesses, individuals, and local Foundations. To date we have gained \$2M in donations and pledges including large gifts from Blue Star Gas, Steven Dazey, Smullin Foundation, McLean Foundation, Vocality Community Credit Union, and more. The \$2M we have raised thus far, combined with the \$1.1M that was already invested in the land purchase, puts us at \$3.1M towards our goal. We have a gap of roughly \$633,000 remaining that we are hopeful the Headwaters Foundation and our community will help to close.

The planning of the hospital is already well underway with architect drawings, land surveys, and other necessary permitting and certification preparations taking place. Attached is the most recent architect drawings of the hospital and medical offices.

5.) List the jobs directly created as an outcome of the successful implementation of this project, titles, roles/general responsibilities, expected employers and expected wages.

- 3 Licensed Vocational Nurse jobs to care for increased skilled nursing residents
- 3 Certified Medical Assistant jobs to care for increased skilled nursing residents
- 1 Ultrasound Technician (this will be a new health service for Southern Humboldt)
- 1 patient services staff to assist with scheduling and billing
- 1 dietary staff
- 1 housekeeping staff

All wages and benefits will be paid for by the health services billed for at the hospital, clinic, and skilled nursing unit.

6.) If appropriate, explain how the project protects and or improves the natural environment in one or more of the categories listed below.

Our new hospital will support the sustainable use of environmental resources. Jerold Phelps Community Hospital is currently housed in a building that was originally a doctor's home and has been added to and expanded over the years. Because of this, it was never able to be designed for optimal efficiency and work flow. Heating, cooling, dishwashing, electrical, and plumbing in the building are old and in need of updates. With the construction of a brand new building, we can design it for maximum efficiency for heating, cooling and other energy needs. Energy and water use in the new building will be up to modern efficiency standards. We are exploring LEED Green Building Certification and installing solar energy, as well.

7.) Explain how the project contributes to the quality of life for Humboldt County residents in any of the categories listed below.

Benefits Underserved Population: According to Centers for Disease Control and Prevention, "Rural Americans are more likely to die from heart disease, cancer, unintentional injury, chronic lower respiratory disease, and stroke than their urban counterparts. Unintentional injury deaths are approximately 50 percent higher in rural areas than in urban areas. In general, residents of rural areas in the United States tend to be older and sicker than their urban counterparts."

Humboldt County, according to the US Census has a poverty level of just over 20% and an uninsured population of 8.2%. SoHum Health serves every person who walks through our doors, regardless of their financial situation, race/ethnic background, sexual orientation, gender identity, or any other factor that may cause them to face

discrimination in other areas of their lives. Last fiscal year the total of all charges Jerold Phelps Community Hospital billed for services provided to uninsured patients was 9.27%, 42.49% were Medi-Cal beneficiaries, and 34.26% were Medicare beneficiaries. This is a reflection of the income status of our patient population, many of whom live in extremely isolated and impoverished conditions.

Improves Existing Infrastructure: The construction of a new hospital in Garberville will be one of the largest infrastructure investments in Southern Humboldt in history. Access to healthcare is part of the foundation that communities are built on, and the benefits to having a healthier community are exponential.

8.) Explain the capacity of your organization, staff and project partners to implement this project.

SoHum Health Foundation is working in partnership with staff members of the Healthcare District to build the new hospital and clinic. Our organization has grown immensely since the healthcare district was first formed in 1980 into what it is today, a premier community based organization providing high quality, compassionate healthcare. Our hospital CEO and CFO are well versed and savvy in ensuring the District is in a strong enough financial position to be able to repay the 40 year USDA loan. Our Chief Operations Officer, Kent Scown, is spearheading the hospital build and has over 22 years of experience working for the hospital. He has directed numerous building retrofit and renovation projects at the current building and has a long working relationship with the architect, Humboldt County permitting, OSHPD, and the various hospital certification agencies. The District staff go into this project fully prepared and equipped to accomplish our goal.

9.) If you will be using grant funds to hire expertise, please list the consultants or firms you are considering. We will not be using grant funds to hire expertise or cover payroll costs for existing or new staff.

10.) Describe how you will acknowledge the Headwaters Fund in your work.

SoHum Health Foundation has outlined permanent naming opportunities in the new hospital and clinic buildings. Donors at specific levels can have their name appear on a room or department. There will be a donor wall on display at the new hospital that will list all of the contributors to the capital campaign. In addition, ongoing press releases and recognition on the SoHum Health Foundation website will acknowledge campaign donors.

Jerold Phelps Community Hospital

Order-of-Magnitude Budget

Estimated Project Cost	\$ 37,388,862
------------------------	---------------

Cost/SF assumes a prevailing wage of 20%

2019 Average
Cost per SF

Programing
Dept SF

Cost

Construction	\$ 23,775,800
--------------	---------------

Site Development	\$ 1,112,000
------------------	--------------

On-Site Construction	\$ 25	10,000	\$ 250,000
Off-Site Construction	\$ 50	1,000	\$ 50,000
On & Off Site Infrastructure Allowance	\$ 300	1,000	\$ 300,000
Helipad Allowance	\$ 80	6,400	\$ 512,000

Hospital Building - OSHPD Jurisdiction	\$ 17,581,800
--	---------------

Nursing Service Space	\$ 775	3,640	\$ 2,821,000
Surgery	\$ 900	2,000	\$ 1,800,000
Anesthesia Service Space	\$ 780	200	\$ 156,000
Laboratory	\$ 900	900	\$ 810,000
Radiological/ Imaging	\$ 900	867	\$ 780,300
Pharmacy	\$ 750	900	\$ 675,000
Dietary Services	\$ 900	800	\$ 720,000
Support Services	\$ 750	1,400	\$ 1,050,000
Central Sterile Supply	\$ 825	560	\$ 462,000
Storage	\$ 750	900	\$ 675,000
Employee Dressing, Locker & Break Room	\$ 775	1,000	\$ 775,000
Housekeeping	\$ 775	300	\$ 232,500
Emergency Services	\$ 900	2,500	\$ 2,250,000
Warm Shell	\$ 650	1,500	\$ 975,000

Departments Subtotal	17,467	\$ 14,181,800
----------------------	--------	---------------

Circulation	\$ 750	3,500	\$ 2,625,000
Miscellaneous	\$ 750	500	\$ 375,000
Exterior Enclosure	\$ 400	1,000	\$ 400,000

Clinic Building - Non-OSHPD Jurisdiction	\$ 4,350,000
--	--------------

Clinic	\$ 400	8,000	\$ 3,200,000
--------	--------	-------	--------------

Department Subtotal	8,000	\$ 3,200,000
---------------------	-------	--------------

Circulation	\$ 350	2,000	\$ 700,000
Miscellaneous	\$ 350	1,000	\$ 350,000
Exterior Enclosure	\$ 200	500	\$ 100,000

School Building Renovation - Non-OSHPD Jurisdiction	\$ 732,000
---	------------

Administration	\$ 150	1,000	\$ 150,000
----------------	--------	-------	------------

Support Services	\$	150	800	\$	120,000
Kitchen	\$	350	1,200	\$	420,000
Department Subtotal			3,000	\$	690,000
Circulation	\$	350	120	\$	42,000

Soft Costs				\$	13,613,062
-------------------	--	--	--	----	------------

Equipment				\$	3,853,096
------------------	--	--	--	----	-----------

Fixtures, Furniture, & Equipment		12%	\$	2,853,096
Imaging Equipment	\$ 1,000,000	Allowance	\$	1,000,000

Services & Fees				\$	3,816,016
----------------------------	--	--	--	----	-----------

Drawings		10.0%	\$	2,377,580
OSHDP Fee		1.9%	\$	451,740
OSHDP Imaging Fee		0.2%	\$	35,664
County/ Local Fees		1.0%	\$	237,758
Special inspection/ IOR		1.0%	\$	237,758
Owners Specialty Consultants		2.0%	\$	475,516

Contingency				\$	5,943,950
--------------------	--	--	--	----	-----------

Design Contingency		4.0%	\$	951,032
Owner's Contingency		4.0%	\$	951,032
Construction Contingency		5.0%	\$	1,188,790
Escalation @ 6% year	2	6.0%	\$	2,853,096

Funding Source	Amount
Steven Dazey (Dazey's Supply)	\$1,000,000
Smullin Foundation	\$120,000
McLean Foundation	\$100,000
Vocality Community Credit Union	\$100,000
Blue Star Gas	\$100,000
Big Leaf Ranch	\$100,000
Joshua Sweet	\$100,000
Matt Rees, CEO	\$50,000
Carolyn Hino-Bourassa, Board Chair	\$50,000
Anonymous Donor	\$50,000
Humboldt Area Foundation	\$40,000
Additional Board & Staff Pledges	\$99,545
Community Pledges (thus far)	\$95,906
Sprowel Creek Property Purchase	\$1,100,000
Total Raised	\$3,105,451
Gap	\$633,435
Total Needed (10% of Project Budget)	\$3,738,886

USDA Loan Amount (90% Project Budget)	\$33,649,976
---------------------------------------	--------------

**Southern Humboldt Community Healthcare Foundation
Board of Directors**

Carolyn Hino-Bourassa, Board Chair
Pharmacist

Pat Neighbors, Vice Chair
CEO, Vocality Credit Union

Justin Crellin, Secretary
Self-Employed

Corinne Stromstad, Treasurer
SoHum Healthcare District Board Member

Carol Ordonez
Retired

Kevin Jodrey
Business Owner

Nicholas Vogel
Executive Director, Healy Senior Center

Jennifer Gutierrez
Operations Manager, SoHum Healthcare District

Matt Rees
CEO, SoHum Healthcare District

January 14, 2021

To: Headwater Foundation Grant Committee,

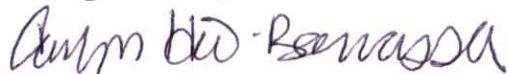
As a pharmacist and the chair of the Southern Humboldt Healthcare Foundation, I humbly ask you to consider our grant proposal. I realize that by writing this letter I may not be following the normal protocol. But these are unprecedented times, and I could not resist the opportunity to share my personal story of why I am so passionate about this project.

Thirteen years ago, my husband fought the battle of his life against colorectal cancer. This cancer can be easy to treat if detected early, but unfortunately for us, it was diagnosed late. One reason he is alive today is because we have decent healthcare in Southern Humboldt. Throughout his treatment we had to make daily long trips to Eureka for radiation and chemotherapy but were able to stay at home because our hospital was just a seven-minute drive away should an unforeseen side effect arise.

As a pharmacist working locally, I directed many residents as well as tourists to our emergency room when necessary. Fortunately, our new hospital site will be easily visible from highway 101 and those in need will not waste valuable time looking for help.

Like all of you, I am a dedicated volunteer committed to doing all I can to help Humboldt County thrive, so thank you for all your service and for considering this grant proposal.

With gratitude,

A handwritten signature in dark ink, appearing to read "Carolyn Hino-Bourassa". The script is cursive and fluid, with the first name "Carolyn" being more prominent than the last name.

Carolyn Hino-Bourassa

Garberville resident

January 13, 2021

To Whom It May Concern:

I am writing you today to urge you to support SoHum Health and the many healthcare services it provides. SoHum health maintains our local hospital, our clinic and a long term skilled nursing facility as well. It allows our community members to lead productive and healthy lives in a place we love and call home. Thanks to SoHum Health, in an emergency, when seconds matter, our residents have a place they can go to for help. Over the years, Jerold Phelps Community Hospital has saved and improved countless lives.

Having a hospital is critical to Southern Humboldt's ability to continue to be a vibrant community, which is why it is imperative that the capital campaign to construct a new hospital succeeds. I am asking you to please show your compassion for the tourists as well as the residents of Southern Humboldt to support the campaign to build a new hospital. So many rural communities across the country are being left behind, but thanks to the hard work and dedication of the SoHum Health Foundation we don't have to be one of them. As the current president of Garberville Rotary and a community volunteer firefighter, I can't emphasize enough the life-saving importance of supporting this project.

On behalf of the Garberville Rotary Club
Sincerely,

A handwritten signature in blue ink, appearing to read 'Carl Alexander Hulbert', with a long horizontal flourish extending to the right.

Carl Alexander Hulbert





July 14, 2020

To Whom It May Concern,

I write you today in strong support of SoHum Health's grant proposal. SoHum Health not only offers vital medical services in our small, isolated region, but they are a leader in rural health services and our community is healthier because of their knowledge, hard work, and passion for keeping our friends and neighbors healthy.

Speaking from the Healy Senior Center's standpoint, it's important to note that SoHum Health's services and expertise help to keep our local seniors healthy and living independently. Without our seniors having access to quality medical care at the local hospital, many would not be able to maintain their good health and would be forced to move in with family or live in assisted living facilities. Research shows the health benefits of seniors being able to live in their own homes well into their final years and SoHum Health helps make that a reality for our seniors.

Southern Humboldt needs a new hospital badly. A new hospital will help make access to medical care easier for local seniors. SoHum Health has already taken a strong lead in advocating for rural seniors' health and a new hospital with updated infrastructure and equipment will allow them to provide even better care and services for seniors. This project is essential to our community and I strongly urge you to approve their proposal.

I appreciate you reading my thoughts about SoHum Health and thank you for your support of important community projects.

Sincerely,

Nick Vogel
Executive Director

January 14, 2021

To Whom It May Concern:

On behalf of an organization that is dedicated to the success of our business communities and strives to assist Humboldt County achieve milestones in tourism, I am asking you to consider supporting the campaign to build a new hospital in Southern Humboldt.

The Covid-19 pandemic has made it clearer than ever how critical the Jerold Phelps Community Hospital is to both the residents and visitors of Southern Humboldt. Despite the many ups and downs our local economy has faced in the past, our hospital in Garberville has been there to treat those in need and save lives 24 hours a day, seven days a week.

Your consideration in helping this worthy project would be deeply appreciated!

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Lasseter', with a long horizontal flourish extending to the right.

Laura Lasseter

Board Chair

Southern Humboldt Business & Visitor Bureau





August 3, 2020

Dear Board Members,

On behalf of the Southern Humboldt Family Resource Center, I am writing to express my support for SoHum Health Foundation's campaign to build a new hospital in Garberville. Having a hospital is critical to Southern Humboldt's ability to continue to be a vibrant community. The services that the Healthcare District provides at the hospital, skilled nursing facility, and clinic are what allow myself, my clients, and the entire community to lead good lives in a place we love. The staff at SoHum Health have shown their dedication to our community and I look forward to seeing all the positive things they will accomplish once the new hospital is built.

I urge anyone who cares about the people of Southern Humboldt to support the campaign to build a new hospital.

Sincerely,

Amy Terrones, MSW, PPSC
Family Resource Center Coordinator
Southern Humboldt County

(707) 499-4952

aterrones@shchd.org

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

JUL 12 2017

SOUTHERN HUMBOLDT COMMUNITY
HEALTHCARE FOUNDATION
738 CEDAR STREET
GARBERVILLE, CA 95542

Employer Identification Number:
94-6172987

DLN:
17053129362047

Contact Person:
TRACY P DORNETTE ID# 31330

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
April 26, 2017

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Your exemption under IRC Section 501(c)(3) is effective as of the date listed at the top of this letter. You were exempt under Section 501(c)(4) prior to this date.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities,

Letter 947

SOUTHERN HUMBOLDT COMMUNITY

which describes your recordkeeping, reporting, and disclosure requirements.

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Southern Humboldt Community Healthcare District

2021 Budget Worksheet

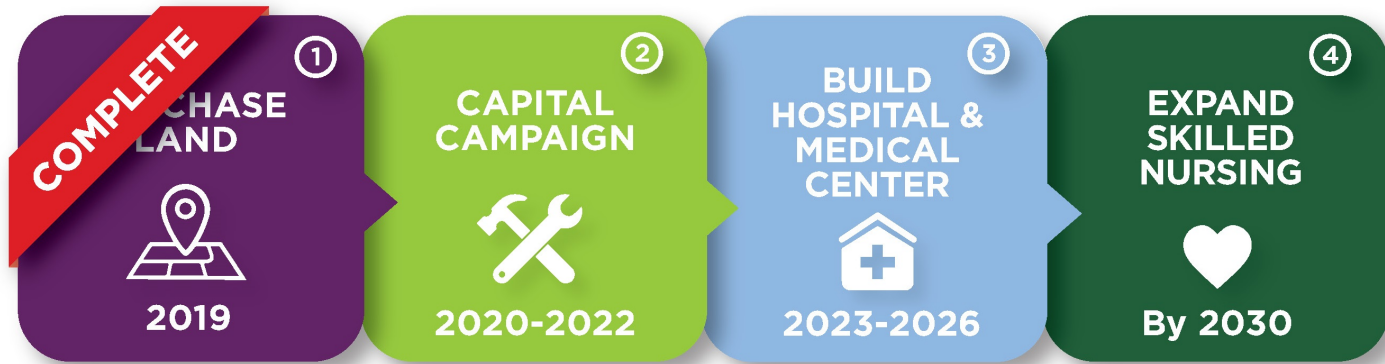
	<u>2021 Budget</u>	<u>Monthly</u>
Inpatient Daily Hospital Services	3,288,000	274,000
Ancillary Revenue	300,000	25,000
Outpatient Revenue	<u>11,460,000</u>	<u>955,000</u>
Total Hospital Revenue	15,048,000	1,254,000
Contractual Allowances	6,000,000	500,000
Provision for Bad Debts	852,000	71,000
Other Allowances/Deductions	432,000	36,000
Other Non Operating Rev (Exp)	<u>(4,100,000)</u>	<u>(341,667)</u>
Total Deductions	3,184,000	265,333
Contractual %		
Net Patient Revenue	11,864,000	988,667
Other Operating Revenue	<u>24,000</u>	<u>2,000</u>
Total Revenue	11,888,000	990,667
Salaries & Wages	6,200,000	516,667
Employee Benefits	1,780,000	148,333
Professional Fees	1,650,000	137,500
Supplies	820,000	68,333
Repairs & Maintenance	320,000	26,667
Purchased Services	1,248,000	104,000
Utilities	134,000	11,167
Insurance	180,000	15,000
Interest		0
Depreciation & Amortization	772,000	64,333
Other Expense	<u>360,000</u>	<u>30,000</u>
Total Expenses	13,464,000	1,122,000
Expenses %		
Profit/Loss from Operations	(1,576,000)	(131,333)
Tax Revenue	1,080,000	90,000
Other Non Operating Revenue (Exp)	<u>1,200,000</u>	<u>100,000</u>
Net Non-operating Rev/(Exp)	<u>2,280,000</u>	<u>190,000</u>
NET INCOME/ (LOSS)	<u><u>704,000</u></u>	<u><u>58,667</u></u>

We increased wages by 3% for 2021

However, we have also hired a few new employees for SLS, EVS, PFS, and Nursing

We expect only a slight increase in revenue due to Senoir Life Solutions Program

THE TIME IS NOW



PHASE 1

- Purchase land at Sprowel Creek site for \$1.1M
- Initiate earthquake safety upgrades at current facility

PHASE 2

- **Raise 10% downpayment of \$4M through community donations, foundations and land purchase**
- Design modern hospital and medical center
- Acquire \$40M USDA loan

PHASE 3

- Build modern hospital to current standards of care
- Build medical center with room for technological advancement, telehealth and to attract specialists
- Recruit doctors and mid-level practitioners

PHASE 4

- Repurpose current facility
- Increase Skilled Nursing bed capacity
- Expansion of other health services



"When you live all your life in one place, you know that there are certain institutions that just really make your life better. And that's the way that the Garberville hospital has been for me and my family." **-Kym Kemp, Redheaded Blackbelt**



"The problem with a hospital is this, if you don't need it, it ain't critical at all. But as I found out, there's a day in your life you're going to need it and you don't want one 50 miles away. You want one as close as you can get it." **-Larry Basquez, Garberville Resident**



SOHUM HOSPITAL & MEDICAL CENTER NAMING OPPORTUNITIES

Capital Campaign for a new hospital in Garberville

Giving Level	Amounts	Naming Opportunity
Redwood	\$1,000,000+	<i>Emergency Room (1)*</i> <i>Road into the New Facility (1)</i>
Madrone	\$500,000+	<i>Employee Housing Unit (1)</i>
Live Oak	\$100,000+	<i>CT Suite (1), X-Ray Suite (1)</i> <i>Physical Therapy (1)</i> <i>Dining Room (1), Laboratory (1)*</i> <i>Waiting Area (2)*</i> <i>Large Meeting Room (1)*</i>
Pepperwood	\$50,000+	<i>Ultrasound Room (1)</i> <i>Registration Area (2)*</i> <i>Pharmacy (1)*</i> <i>Small Meeting Room (1)*</i>
Douglas Fir	\$25,000+	<i>Hospital Acute Room (7)</i>
Big Leaf Maple	\$10,000+	<i>Health Center Exam Room (12)</i>
Rhododendron	\$1,000+	<i>Walkway Paver</i> <i>All donors \$1,000+ will get etched paver</i>
Trillium	\$500+	<i>Name Recognition on Donor Wall</i>

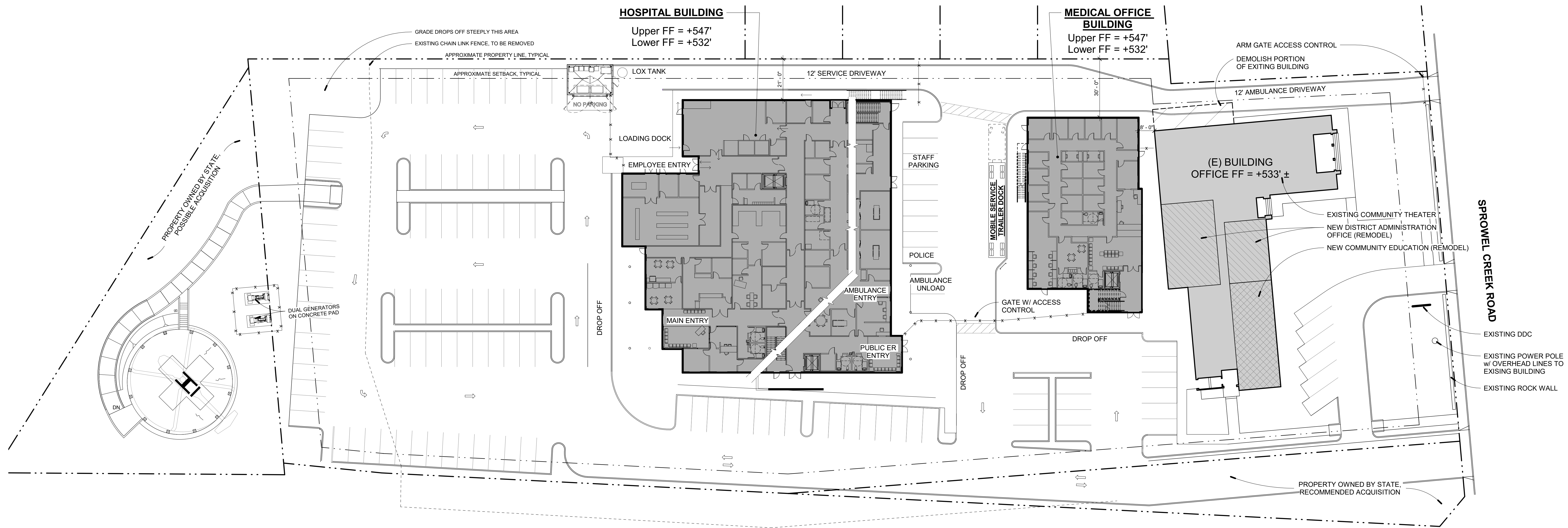
**Tentatively reserved through donor pledges*

Commemorate your contribution or that of a loved one, with permanent recognition at our new hospital and medical center. SoHum Health Foundation invites donations of money or marketable assets including land, securities and improved property. Donors may fulfill their pledge over time and all donations are tax-deductible. Gifts will be designated for construction costs of the new hospital and medical center. *Names are subject to final approval by the SoHum Health Foundation Board.*



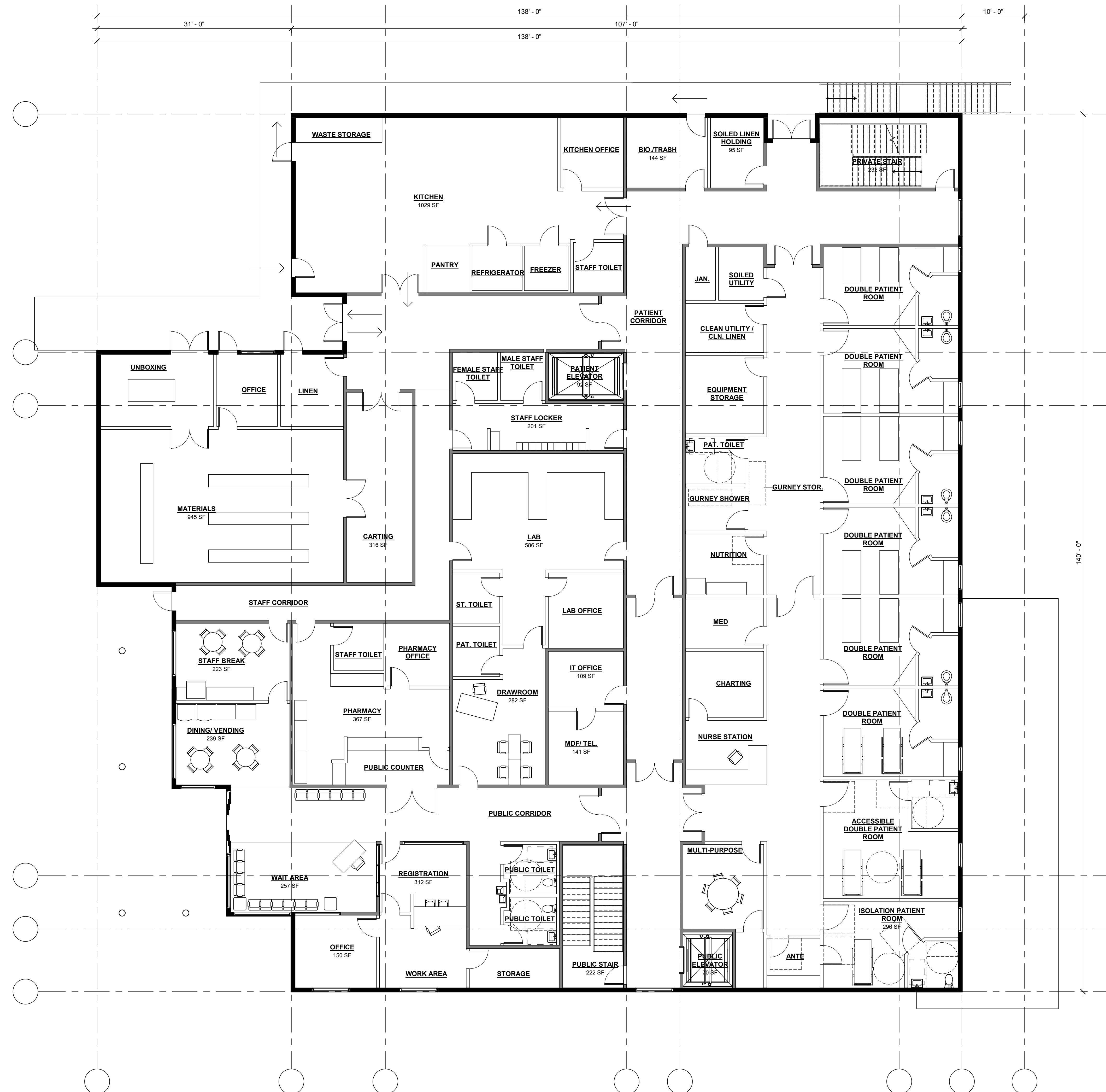
SoHum Health
FOUNDATION

www.sohumhealthfoundation.org/give
email: foundation@shchd.org
phone: (707) 223-6630



SITE PLAN
1" = 20'-0"

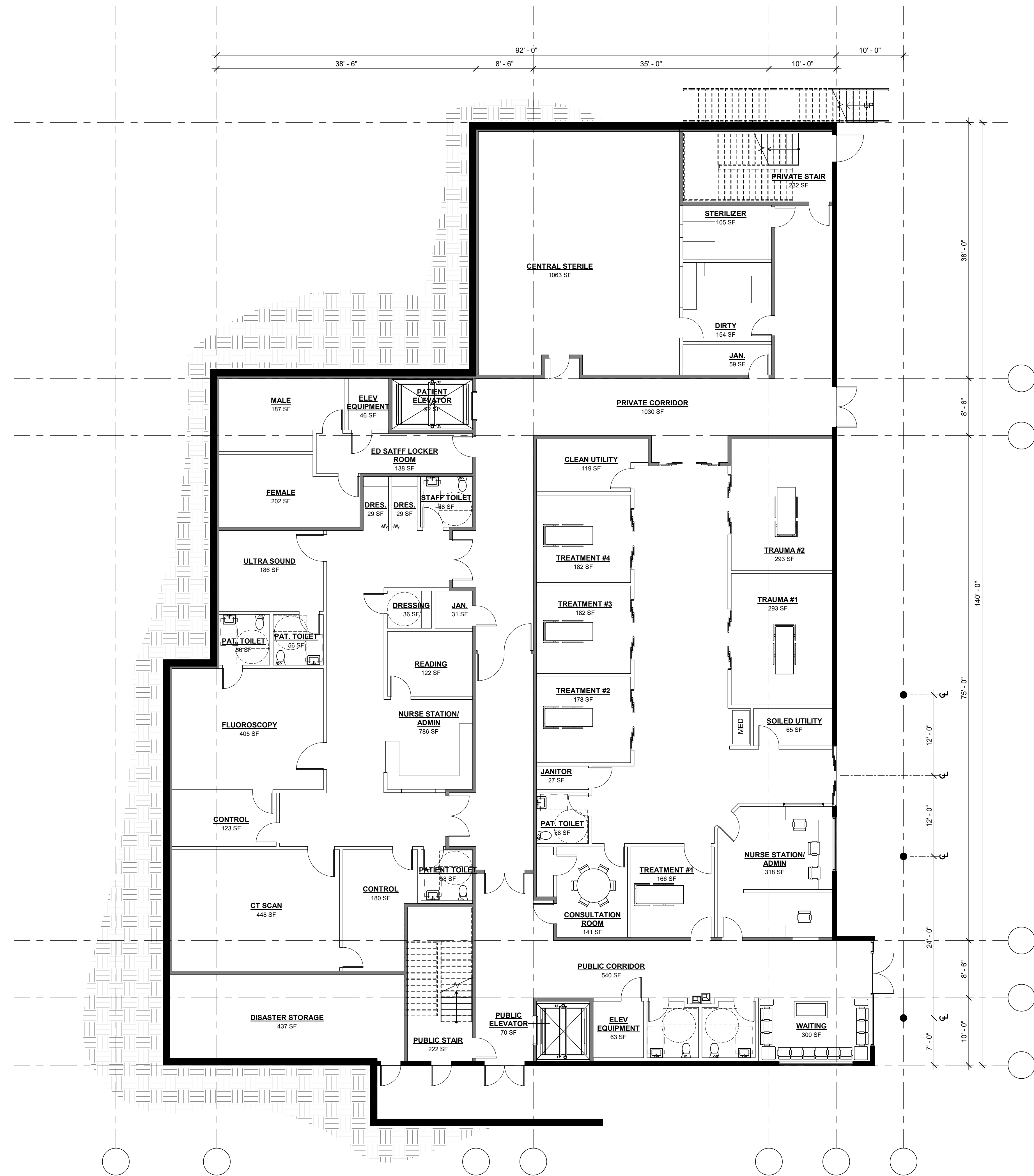




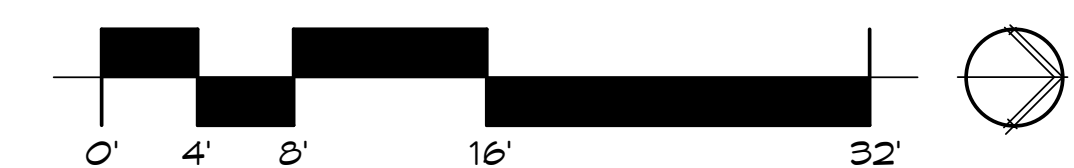
AREA:
Hospital = 28,100± SF
UPPER = 16,300±
LOWER = 11,800±

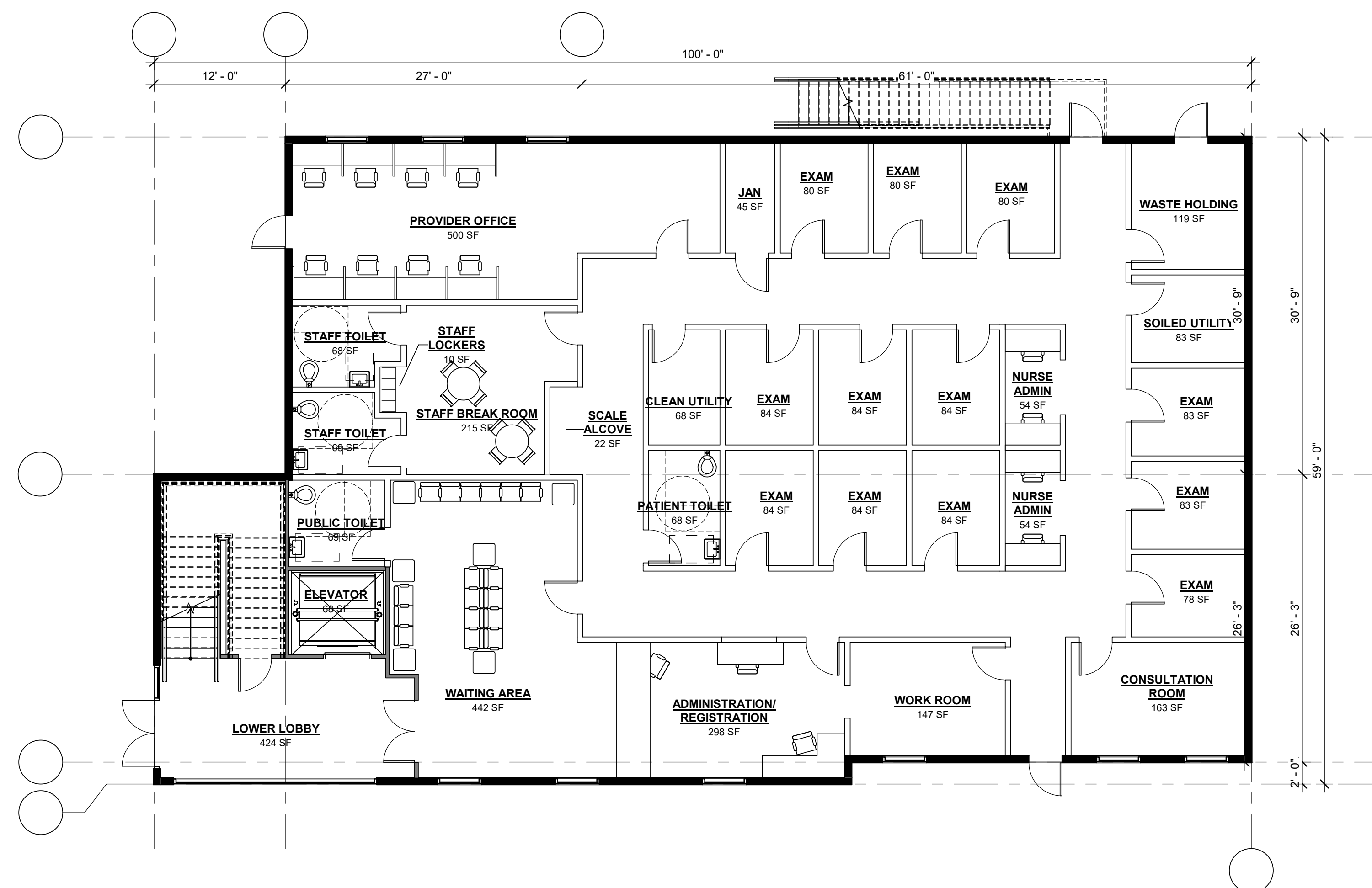


UPPER FLOOR PLAN
1/8" = 1'-0"

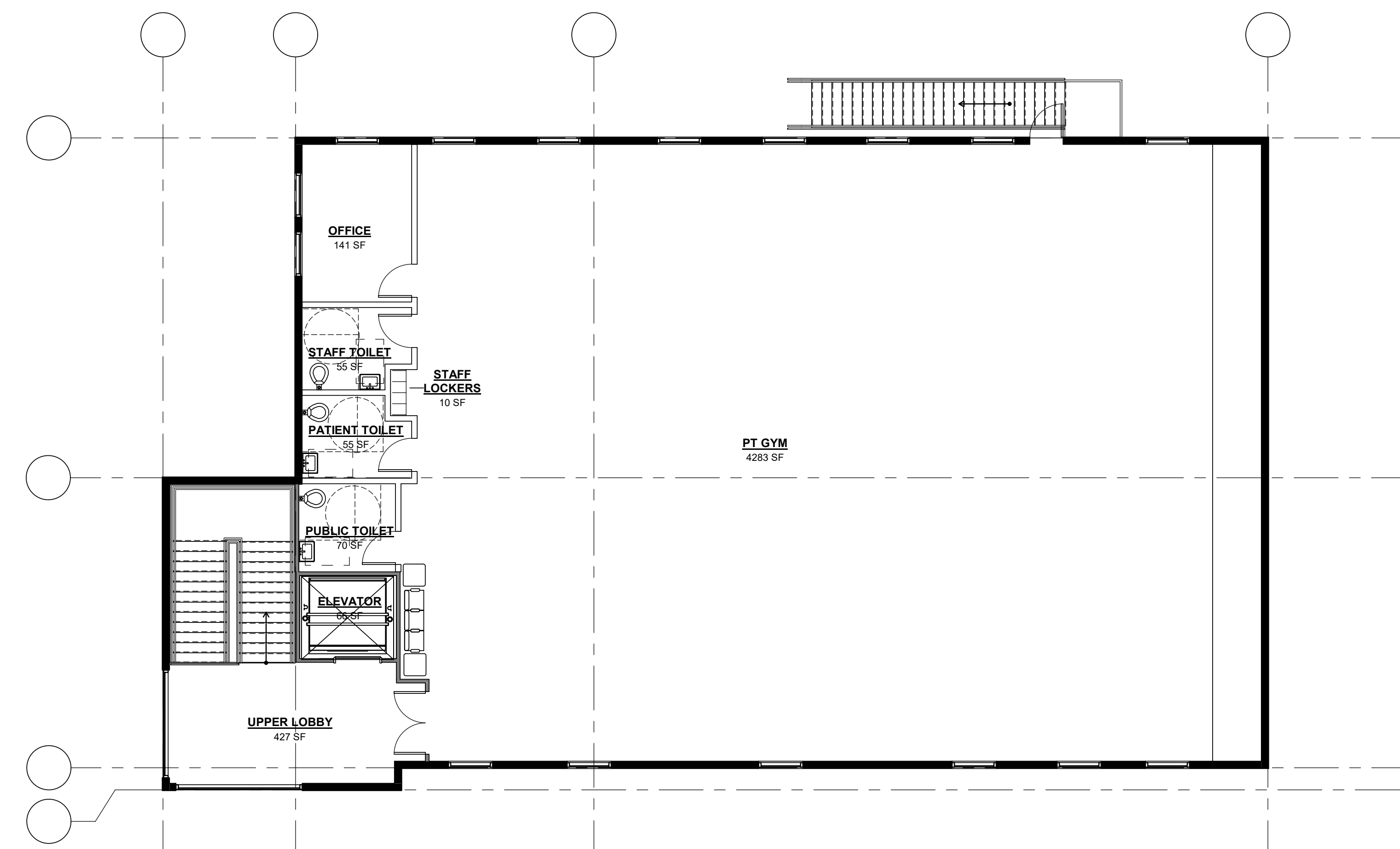


LOWER FLOOR PLAN
1/8" = 1'-0"





LOWER FLOOR PLAN
1/8" = 1'-0"



UPPER FLOOR PLAN
1/8" = 1'-0"

