

# One San Pedro

## TRANSFORMATION PLAN

FEBRUARY 28, 2020



# Acknowledgments

The Housing Authority of the City of Los Angeles (HACLA) would like to acknowledge the many residents, community stakeholders, and local non-profits, businesses, and elected officials whose support and involvement were critical to the development of the One San Pedro Transformation Plan for Rancho San Pedro and the Barton Hill-Downtown San Pedro community:

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California Assembly District #70  
California State Senate District #35  
California State University Dominguez Hills  
Central San Pedro Neighborhood Council  
Child Lane (formerly Comprehensive Child Development)  
City Council District #15  
City of Los Angeles  
City of Los Angeles Department of Cultural Affairs - Warner Grand Theatre  
Coastal San Pedro Neighborhood Council  
Grand Vision Foundation  
Harbor Community Benefit Foundation  
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Harbor Interfaith Services  
Harbor Occupational Center  
Los Angeles Conservation Corps  
Los Angeles County Department of Mental Health  
Los Angeles County Department of Health Services  
Los Angeles County San Pedro Service Center  
Los Angeles County Supervisorial District #4  
Los Angeles Harbor College

Los Angeles Police Department  
Los Angeles Unified School District - Local District South  
Managed Career Solutions Harbor-Watts BusinessSource  
Mt. Sinai Missionary Baptist Church  
NEW Economics for Women  
Northwest San Pedro Neighborhood Council  
Pacific Gateway Harbor WorkSource Center  
Port of Los Angeles  
Port of Los Angeles High School  
Providence Health & Services  
PV Jobs  
Rancho San Pedro Community Coaches  
Rancho San Pedro Resident Advisory Council  
St. Peter's Episcopal Church  
San Pedro and Peninsula YMCA  
San Pedro Chamber of Commerce  
San Pedro Historic Waterfront Business Improvement District  
San Pedro Mental Health Center  
San Pedro Regional Library  
San Pedro United Methodist Church  
Sharefest Community Development  
Toberman Neighborhood Center  
YWCA of Harbor Area & South Bay

*Image on cover: Rendering of entrance to new OSP Sports Facility at 1st and Centre Streets*

HACLA would like to give special thanks and recognition to the following current and former residents of Rancho San Pedro. These individuals went above and beyond and contributed hundreds of hours during the development of the One San Pedro Transformation Plan to reach out to their fellow residents, engage the community, assist with events, and participate in meetings to ensure the resident voice always remained a guiding force throughout the planning process,

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Yolanda Rodarte  
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### **ONE SAN PEDRO DEVELOPMENT TEAM**

The Richman Group  
National Community Renaissance  
Century Housing  
City Fabrick  
SVA Architects  
TCA Architects  
KPFF

E4 Utility Design  
Dialed-In Partners  
Fehr & Peers  
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ESA

### **CHOICE NEIGHBORHOODS TEAM**

EJP Consulting Group  
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# Table of Contents

1

1 - EXECUTIVE SUMMARY

11

2 - INTRODUCTION

23

3- OUR COMMUNITY TODAY

47

4- OUR COMMUNITY TOMORROW

- STRONG MINDS
- HEALTHY BODIES
- STABLE FAMILIES
- ACTIVE NEIGHBORHOOD
- CONNECTED COMMUNITY

79

5 - HOUSING PLAN

109

6 - NEIGHBORHOOD INVESTMENTS

125

7 - NEXT STEPS



# 1 EXECUTIVE SUMMARY





## One San Pedro.

These three words capture the essence of the One San Pedro Transformation Plan - the hope, vision, and desire of the community to breakdown the long-standing divisions between residents within the Barton Hill-Downtown San Pedro community, and divisions between the Barton Hill-Downtown San Pedro community and the rest of San Pedro.

This shared vision is anchored in the remaking of the existing 478-unit Rancho San Pedro (Rancho) public housing site into a modern mixed-income community with new amenities like a park, space for neighborhood-serving retail, and a sports facility.

Complementary neighborhood investments focus on improving the pedestrian experience and establishing stronger connections to services and amenities inside the community from the residential area on the north to the increasingly vibrant art-infused downtown, as well as to destinations beyond like the San Pedro Waterfront and future San Pedro Public Market.

But the most important part of this vision are the people - whether one has lived here for decades or only for a short time, long-time business owners or new upstarts bringing an energetic vibe to downtown, and committed service professionals, whether elected or career, who are sworn to serving the community. As the heart and soul of the neighborhood, the One San Pedro Transformation Plan is reflective of the dedication and commitment of these community members to San Pedro, and their willingness to roll up their sleeves and work together to express a shared vision plus work plan to realize that vision.

The Plan seeks to elevate all stakeholders - touching all parts of the Barton Hill-Downtown community - by building on the wealth of existing physical and human assets and magnifying their impact through greater collaboration, coordination and communication.

We invite you to join us in creating a One San Pedro.

*Photo to left: Grand Opening of the One San Pedro office in downtown San Pedro on 6th Street*

## PLANNING PROCESS

In 2015, spurred by work on the San Pedro Community Plan update, discussions about Rancho San Pedro and potential role it could play in the future of the community began. Rancho San Pedro, a 478-unit public housing community owned and managed by the Housing Authority of the City of Los Angeles (HACLA), is one of the oldest remaining developments in the agency's portfolio that had not yet been targeted for redevelopment.

At nearly 65 years old, with some buildings almost 75 years old, the units at Rancho are outdated with many of building systems having reached the end of their useful life. Despite the age of the units, Rancho remains fully-occupied, reflective of the urgent need for affordable housing in the Los Angeles metropolitan area.

With the many changes happening on the LA Waterfront propelled by the Port of Los Angeles' 20-year \$1 billion investment plan, HACLA saw an opportunity to re-imagine Rancho into a new modern community that both offered a higher quality of life for existing residents as well as much needed new affordable housing opportunities in LA, and was also financially sustainable for the agency.

## PUTTING RESIDENTS FIRST

Starting in early 2017, HACLA held a series of visioning workshops with Rancho residents to understand their wishes for the future as well as their concerns. From these workshops, a list of "Core Commitments" by HACLA to Rancho residents was created, and to keep residents' voices at the forefront of the redevelopment process, HACLA launched its Community Coach program at Rancho, modeled after the highly successful program at Jordan Downs.

At the same time, HACLA started to cultivate the engagement and commitment of other community stakeholders, including elected officials, local organizations and businesses, and service providers. These stakeholders along with Rancho residents were seated on the Community Advisory Committee (CAC). The role of the CAC was to oversee and guide the overall planning process, ensuring that the multiple voices and viewpoints of the diverse stakeholders in the community were heard, and that the group came to a consensus about the future of Rancho and the surrounding community and what it would look like.

## CHOICE NEIGHBORHOODS

The planning process for Rancho and the surrounding Barton Hill-Downtown community - defined as Ofarrell Street to the north, Harbor Boulevard to the east, 7th Street to the south and Gaffey Street to the west - began in earnest after HACLA applied for and was awarded a FY 2017 Choice Neighborhoods Planning and Action Grant by U.S. Department of Housing and Urban Development (HUD). A HUD program since 2010, Choice Neighborhoods supports communities to engage in a two-year planning process to develop comprehensive and transformational plans for a specific neighborhood centered around investments in housing, neighborhood and people. To assist the agency in the planning work, HACLA competitively procured the One San Pedro Collaborative - a joint venture between the Richman Group, National Community Renaissance and Century Housing - to serve as the housing developer in August 2018.



*Barton Hill-Downtown San Pedro Neighborhood*

Over the last two and half years, HACLA and its partners have engaged with the community at over 90 events, meetings and workshops, along with hundreds of individual interactions. The One San Pedro Collaborative also opened an office in downtown San Pedro to deepen its engagement with the community. These touch points included intentional capacity building for Rancho residents to empower them to meaningfully and comfortably participate in every aspect of the planning work. These included tours of other redevelopments, walking audits with mobility professionals, and a People's Planning School to teach participants the fundamentals of planning and its different elements.

*Density discussion during first Community Workshop*

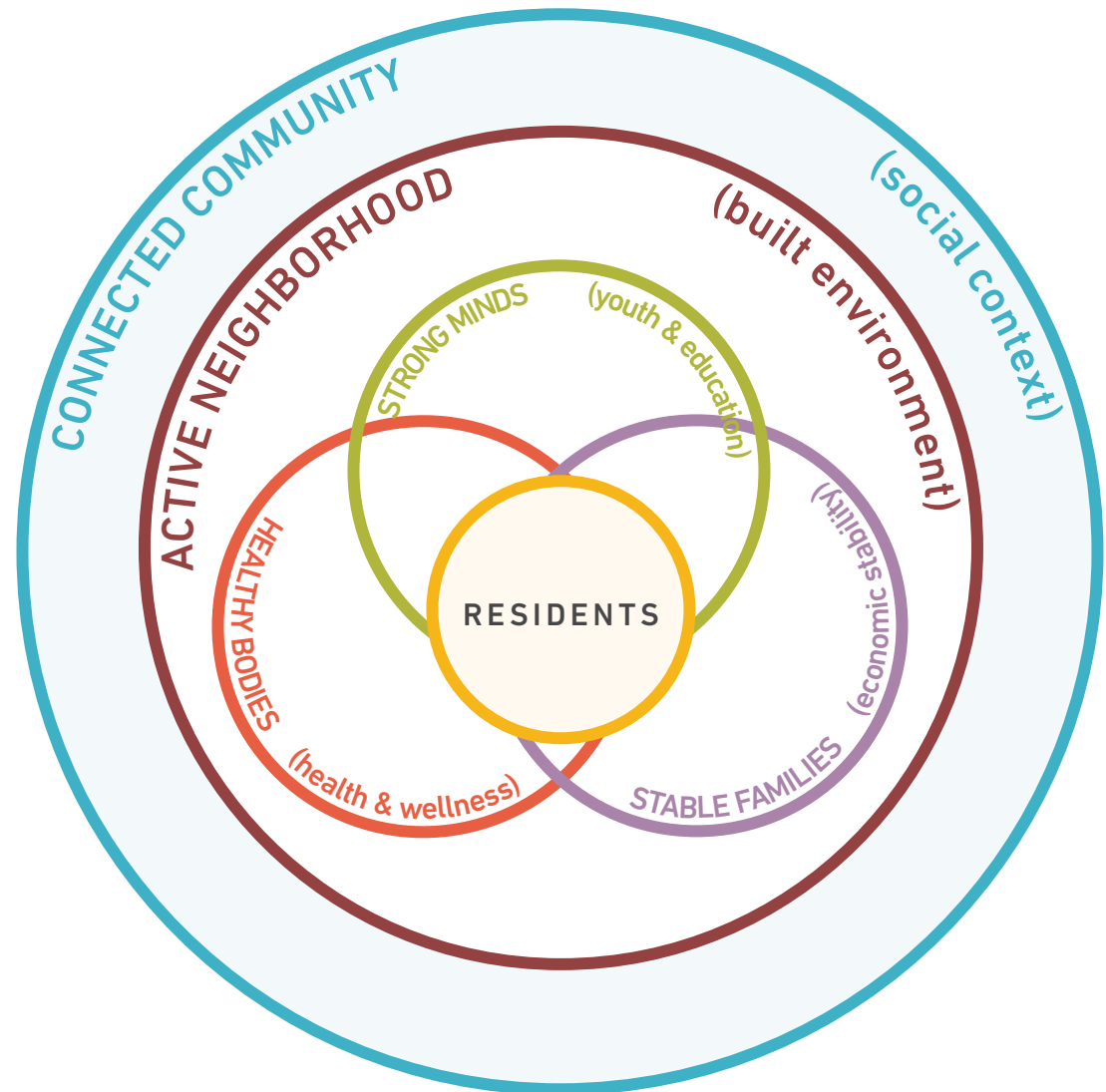


## ONE SAN PEDRO TRANSFORMATION PLAN

The One San Pedro Transformation Plan is the culmination of work over the last several years and reflects the voice and vision of the community as heard through resident surveys, one-on-one conversations, small group discussions, and large community gatherings. Organized using a Social Determinants of Health framework - that health is more than individual health, but also access to social and economic opportunities, the quality of our homes, neighborhoods and communities, and the strength of our connections with one another - the Plan starts with People (**Strong Minds, Healthy Bodies, Stable Families**), then radiates outward into the Housing and Neighborhood (**Active Neighborhood**), and then ends with People (**Connected Community**) as the ones who inhabit and bring our homes and neighborhoods to life.

### VISION STATEMENT

**ONE SAN PEDRO** will thrive as a revitalized, mixed-income community that builds on its existing assets and creates new, high quality housing options. Adjacent to the waterfront and downtown, **ONE SAN PEDRO** will be a model for other revitalization efforts, with neighborhood-serving retail and community and economic activity. It will be a safe neighborhood with new parks and recreational opportunities, walking and biking streets, and a variety of housing and supportive service options. **ONE SAN PEDRO** will be a community that families are proud to call home.



## **STRONG MINDS (Youth and Education)**

From cradle to college and/or career and beyond, Strong Minds focuses on helping youth positively transition from one life stage to the next, building their foundation for individual long-term growth and success. Key strategies include:

- **Focus on kindergarten readiness** including increasing participation in early learning programs like Head Start and Early Head Start;
- **Engage youth in motivating out-of-school time programs** including addressing transportation and equipment barriers to participation;
- **Build parent/caregiver capacity** including helping them access resources that increase their confidence to be an educational role model for their children; and
- **Foster an environment of academic achievement and growth** including supporting students with their studies and pursuing higher education or non-college career pathways.

## **HEALTHY BODIES (Health and Wellness)**

Feeling good, both physically and mentally, is an essential part of personal well-being and enabling positive engagement both socially and economically; Healthy Bodies focuses on creating a culture of wellness that meets residents where they are and provides them with the resources to address their individual health needs. Key strategies include:

- **Enable access to quality and timely physical and mental health services** including organizing mobile health clinics and creating safe spaces to address mental health issues;
- **Create multiple pathways of access to affordable healthy foods** including reinvigorating a mobile fresh food vendor program and working with local farmer's markets to donate unsold items; and
- **Provide ample opportunities for fitness and wellness** including starting "health" groups that encourage movement like walking and biking and empowering residents to deliver fitness programming to other residents.

## **STABLE FAMILIES (Economic Stability)**

Access to food and shelter are among the most basic of human needs; Stable Families focuses on helping families to achieve stability in these core areas while supporting them to achieve their full economic potential. Key strategies include:

- **Connect residents to basic needs supports** including creating and maintaining a community resource directory and holding budgeting and financial literacy workshops;
- **Link vulnerable residents to independent living resources** including daily living support programs like Meals on Wheels and In-Home Support Services; and
- **Build a community climate that supports working and finding work** including providing supports to help maintain employment like childcare, transportation and clothing, and connecting residents to resources on how to start their own business.

## **ACTIVE NEIGHBORHOOD (Built Environment)**

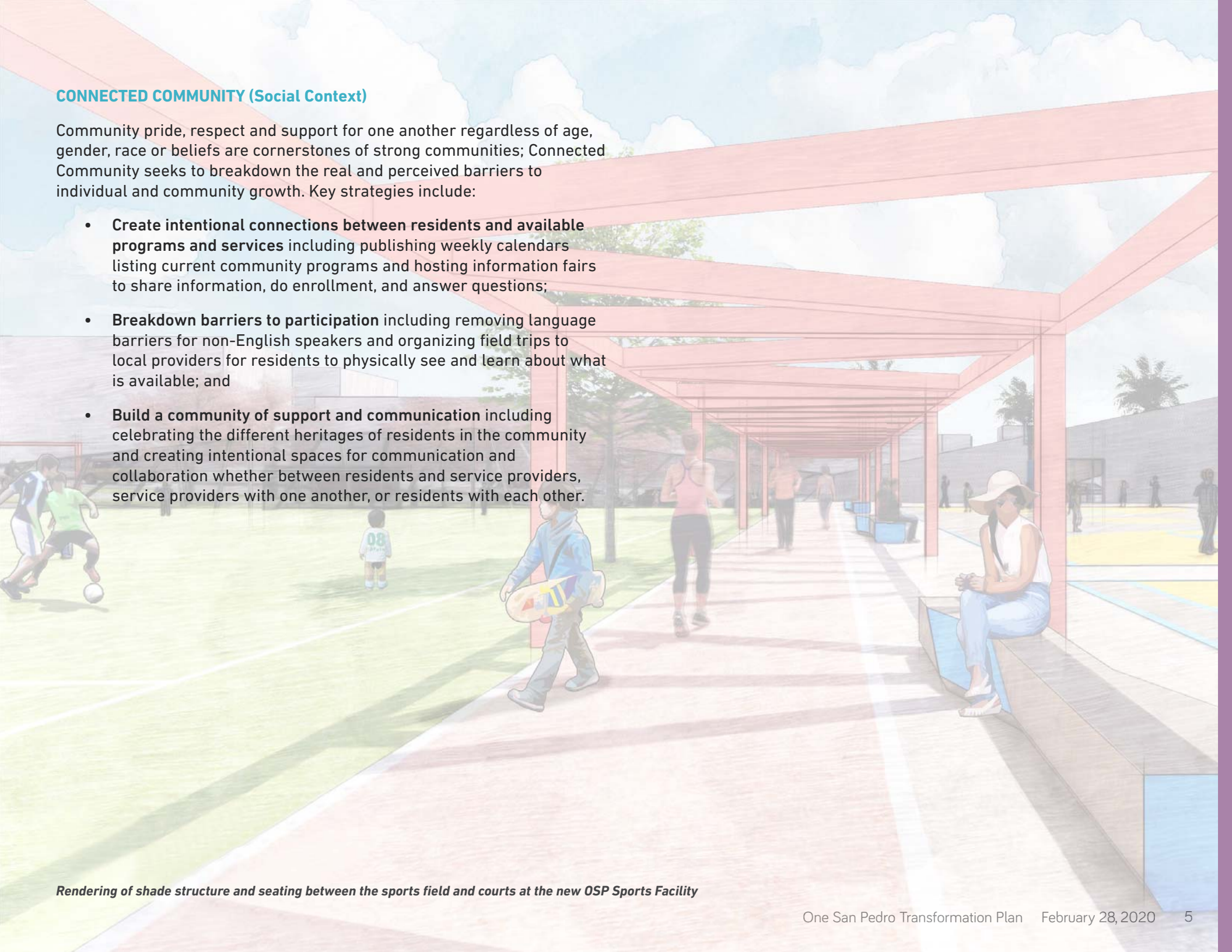
What neighborhoods look like and the amenities they have impacts resident quality of life and the ability to cultivate unified communities; Active Neighborhood understands that the physical environment plays an equally important role in resident well-being as health, employment, food security, etc. Key strategies include:

- **Develop spaces that support healthy living and community building** including providing a mix of housing opportunities and integrating fitness opportunities into the new development;
- **Enhance the economic environment** including capitalizing on the community's strong reputation for art and artists and expanding the diversity of businesses downtown; and
- **Increase resident and visitor connections to areas inside and outside of the neighborhood** including improving the pedestrian experience via designated Safe Routes to School and crosswalk improvements at key intersections, and adding signage and wayfinding directions to community assets and destinations.

## CONNECTED COMMUNITY (Social Context)

Community pride, respect and support for one another regardless of age, gender, race or beliefs are cornerstones of strong communities; Connected Community seeks to breakdown the real and perceived barriers to individual and community growth. Key strategies include:

- **Create intentional connections between residents and available programs and services** including publishing weekly calendars listing current community programs and hosting information fairs to share information, do enrollment, and answer questions;
- **Breakdown barriers to participation** including removing language barriers for non-English speakers and organizing field trips to local providers for residents to physically see and learn about what is available; and
- **Build a community of support and communication** including celebrating the different heritages of residents in the community and creating intentional spaces for communication and collaboration whether between residents and service providers, service providers with one another, or residents with each other.



*Rendering of shade structure and seating between the sports field and courts at the new OSP Sports Facility*

## HOUSING PLAN

In a mostly built-out community with few vacant parcels, on-going affordable housing crisis and HACLA's commitment to "build first" and minimize resident relocation, the housing plan is centered around the redevelopment opportunities provided by the existing 21-acre Rancho campus.

The housing plan proposes to demolish the existing 478-unit public housing site and rebuild upwards of 1,390 units of rental and homeownership opportunities across all affordability levels including deeply subsidized, moderate income, and market-rate units. Each of the existing 478 public housing units will be replaced one-for-one in the new development and will be dispersed and intermixed with other unit types across the entire site - helping to foster a "One San Pedro."

Nestled among publicly accessible open spaces and private areas only for residents, the new units will be found in a variety of building types including courtyard-style, townhouse, podium and mid-rise buildings that range from three- to eight-stories in height. Taking advantage of the

natural topography that slopes from Gaffey Street down to the water and using underground garages, taller buildings closer to the waterfront do not obscure the harbor views of smaller buildings closer to Pacific Avenue. Additionally, building placement on each block is designed to maximize view corridors and address mobility challenges associated with the topography throughout the site, both of which were important to Rancho residents.

The ground floor of several buildings are outfitted with commercial or flexible amenity space, allowing for the addition of neighborhood-serving retail, offices and other programs on-site. In addition, the housing plan provides for the replacement of all existing amenities at Rancho, including a community garden, property management office, Resident Advisory Council office, Social Hall and a youth sports field. The latter will be located in a new two-level OSP Sports Facility that will offer youth and community programming space on the first level and a multi-purpose playing field, playground and multiple sports courts on the second level.

Proposed One San Pedro Housing Mix

Unit Type	# Units (Low)	# Units (High)
<b>Rental</b>		
Public Housing / RAD	478	478
Affordable	422	477
Market Rate	300	358
<b>Total Rental</b>	<b>1,200</b>	<b>1,313</b>
<b>Homeownership</b>		
Affordable	40	45
Market Rate	24	32
<b>Total Homeownership</b>	<b>64</b>	<b>77</b>
<b>Total Overall Units</b>	<b>1,264</b>	<b>1,390</b>



Proposed housing plan



*Bird's eye rendering of new One San Pedro development*

## NEIGHBORHOOD INVESTMENTS

Complementary neighborhood investments to the housing plan are focused on further integrating the Rancho housing site into the broader community by establishing accessways that traverse the neighborhood and create cohesive network, and investing resources across all corners of the community. To accomplish this, neighborhood improvements are focused on strengthening the resident and visitor experience whether as a pedestrian, bicyclist or transit rider, and boosting the overall economic climate of the area.

Connectivity improvements target priority pathways in the neighborhood that access to community programs and assets, including schools, service providers, recreational facilities and downtown San Pedro. Priority streets include:

- 1st Street as the transit spine with bus routes and stops that connect riders with destinations across San Pedro and beyond including downtown Los Angeles, Long Beach, and the University of Southern California. Bus stop improvements with shade, seating and real-time information are coupled with crosswalk improvements, landscaping, sidewalk repairs and traffic calming.
- Safe Routes to School, particularly to Barton Hill Elementary, that places an emphasis on enhancing 2nd and Ofarrell Streets and Pacific Avenue into a well-marked and designated pathway for children to travel to school. These improvements focus on installing crosswalks with yellow stripes or kid-friendly designs and pedestrian-scaled lighting along with traffic calming features like corner bulb-outs and signage.
- A 1.5 mile Neighborhood Health Loop that links with the new on-site walking trail in One San Pedro, connects the northern part of the neighborhood with downtown San Pedro, and provides direct access to a new pedestrian bridge over Harbor Boulevard at 2nd Street that provides safe and easy access to the existing San Pedro Waterfront Promenade. With quarter-mile markers, creative health-focused sidewalk prints, lighting, and street furniture, the Health Loop will encourage movement and activity and getting residents out of their homes and into the community.

The San Pedro Historic Waterfront Business Improvement District and the San Pedro Chamber of Commerce are both actively working to increase the vibrancy and diversity of businesses in downtown San Pedro and leverage the waterfront investments. Proposed economic investments seek to support their work through place-based improvements that target the visual landscape. These include business façade improvements, activation of vacant storefronts, and capitalizing on the community's arts reputation and resources to cultivate place-making opportunities.

Aside from downtown, investments are also targeted to existing homeowners and property owners in the older residential areas to the north and west. With low home values, low homeownership rate, and low rents, many of the single-family structures in these areas were built over 80 years ago and are showing varying levels of deferred maintenance. The home repair programs, whether for homeowner or renter-occupied units, will help long-time residents avoid displacement, preserve affordable housing opportunities, and attract additional investment into the community.



*Rendering of courtyard housing stoops and paseo on 1st Street*

## NEXT STEPS

With the planning process complete, the hard and long work of moving the One San Pedro Transformation Plan forward begins. Immediate next steps include the preparation of the One San Pedro Specific Plan and environmental review documents required under the California Environmental Quality Act (CEQA) and National Environmental Quality Act (NEPA) for approval. This process is expected to take upwards of three years. Once approved, the development and construction of One San Pedro is anticipated to happen in 11 phases - and given relocation and financing constraints along with construction and infrastructure sequencing - over the course of up to 16 years. Many factors can influence this timeline; regardless, the redevelopment of Rancho into a new modern mixed-income community rich with community-serving amenities is a long-term proposition.

In the interim, work will continue to carry out the other elements of the One San Pedro Transformation Plan, including the human capital strategies around health, education and economic stability. As noted by community residents, the need is now, and that need cannot wait 15 years to be addressed. Similarly, waterfront investments continue to march on and the impact it is having on real estate in San Pedro is ever evolving. Capitalizing on the momentum being generated cannot wait lest the opportunity to pursue neighborhood investments be missed.

HACLA and its partners are working to formalize the One San Pedro Alliance that was formed with local service providers during the planning effort to focus on the human capital elements of the plan. Supporting the Alliance will be a new stand alone non-profit Backbone organization backed by HACLA and the One San Pedro Collaborative. The Backbone will be staffed with a full-time professional and charged with carrying out the human capital strategy with direction from the Alliance. Some of the initial work of the Backbone will be to finalize agreed upon metrics along with baseline data that will be used to assess progress, modify approaches and hold partners accountable.

The CAC will continue to convene on a bi-monthly basis and serve as the conduit for moving neighborhood improvements forward in alignment with other investments occurring in and around downtown San Pedro and along the waterfront.

## CHOICE NEIGHBORHOODS ACTION ACTIVITIES

As a part of the Choice Neighborhoods Planning grant to HACLA, the agency was also awarded \$950,000, which was leveraged with an additional \$250,000 from City Council District 15 and HACLA, to implement a physical improvement(s) to jump start neighborhood transformation subject to HUD approval. Four projects, determined through community input, are being elevated for HUD approval:

- **Commercial kitchen incubator** - upgrading an existing commercial kitchen to local building code to provide educational programming around healthy cooking and eating, and incubate resident-owned catering and/or food production entities that is coupled with business development supports
- **Enhanced lighting and crosswalks improvements** - creating a physically and visually cohesive and safe passageway between and among key destinations within the community such as the waterfront, downtown San Pedro, and other community assets
- **Harbor Boulevard Parkway improvements** - repurposing currently underutilized space between Harbor Boulevard and the San Pedro Waterfront Promenade for community use; possible options include an exercise park, meditation garden, community space for families, pop-up market space, and artistic information kiosks to name a few
- **6th and Mesa Community Gathering Space** - currently a City-owned parking lot, the space would be become a hub for outdoor events and community gatherings that would provide opportunities for the neighborhood to come together

Once approved by HUD, HACLA and its partners would work with the community to implement these activities with goal of completing these investments by August 2021.

# 2 INTRODUCTION







Connected to Downtown Los Angeles (LA) by the 30-mile long Harbor Freeway (Interstate 110), San Pedro is a community of over 83,000 residents located at the southernmost point of the City of LA. One of 272 city neighborhoods, San Pedro has historically been and continues to be automatically linked to the Port of Los Angeles – the busiest port in the United States and sixth busiest port in the world – and home to the World Cruise Center and Battleship USS Iowa. Annexed by the City in 1909, two years after the Port of LA was formally founded in 1907, San Pedro grew rapidly to house the expanding harbor-related workforce – first in the areas closest to the waterfront, and then to the north and west.

Today, San Pedro is primarily a bedroom community of LA, and home to a largely working class population due to its relatively reasonably priced housing in one of the most expensive housing markets in the nation. The community also remains one of the most ethnically diverse areas of the city, which dates back to San Pedro's maritime history that attracted workers from across the globe to work in the fishing, cannery, oil drilling and shipbuilding industries. Over the last decade, the artist community has grown significantly in San Pedro – attracted by lower rents and the unique history and setting of the area. The importance of the arts to the local economy was recognized when the San Pedro Arts and

Cultural District was selected in 2017 as 1 of 14 California Cultural Districts across the state because of its thriving cultural diversity and unique artistic identity.

Over the last century, the Port of LA has grown rapidly and is a major anchor institution in the community. With a \$1.17 billion annual operating budget, spanning 7,500 acres with 27 terminals, 15 marinas, and 43 miles of waterfront, Port investments play a key role in San Pedro's future. With over 1,000 employees and another 144,000 jobs generated by harbor-related activities, the Port is an economic powerhouse in the region.

*Photo to left: Attendee at Community Workshop #3 indicating preferences for unit design and features*

In 2002, the Port of LA launched the “LA Waterfront” initiative. Spanning more than 400 acres of waterfront property owned by the Port, which was designated as the official waterfront for the City of Los Angeles in 2005, the LA Waterfront consists of a series of waterfront projects that provide additional open space and encourage public use.

Between 2005 and 2025, the Port of LA is on target to expend in excess of \$1 billion on waterfront improvements. Completed projects include the Gateway Fountain and San Pedro Promenade – a walking and biking path along Harbor Boulevard; development of the Downtown Harbor with new public docks; relocation of the Battleship USS Iowa to the World Cruise Center; and realignment of Sampson Way and Harbor Boulevard to improve motor vehicle and pedestrian access to the LA Waterfront.

Projects currently underway or in the immediate pipeline include a \$33 million town square and promenade at 6th Street and Harbor Boulevard; 35-acre AltaSea campus housing a Science Center and waterfront dock space to provide research vessels with harbor and open ocean access; \$20-30 million new boat yard; new cruise terminal in the Outer Harbor; and the \$150 million San Pedro Public Market - a new retail and dining destination with live entertainment and family-friendly attractions.

The impact of these investments, especially on downtown San Pedro and the communities next to the waterfront, is clearly evident. Since 2016, no fewer than 12 mostly market-rate residential and mixed-use projects have been proposed in areas close to the waterfront - 2 are currently under construction.



*Rendering of the San Pedro Public Market*



*Aerial view of the western part of the Rancho San Pedro public housing development*

Sitting in the middle of all this activity is the 478-unit Rancho San Pedro + Extension (Rancho) public housing community, one of the oldest public housing developments owned and managed by the Housing Authority of the City of Los Angeles (HACLA). Rancho and the older residential community around it are called in local slang “the lows” in reference to its lower elevation than the rest of San Pedro as well as to the lower incomes of residents that live in this area.

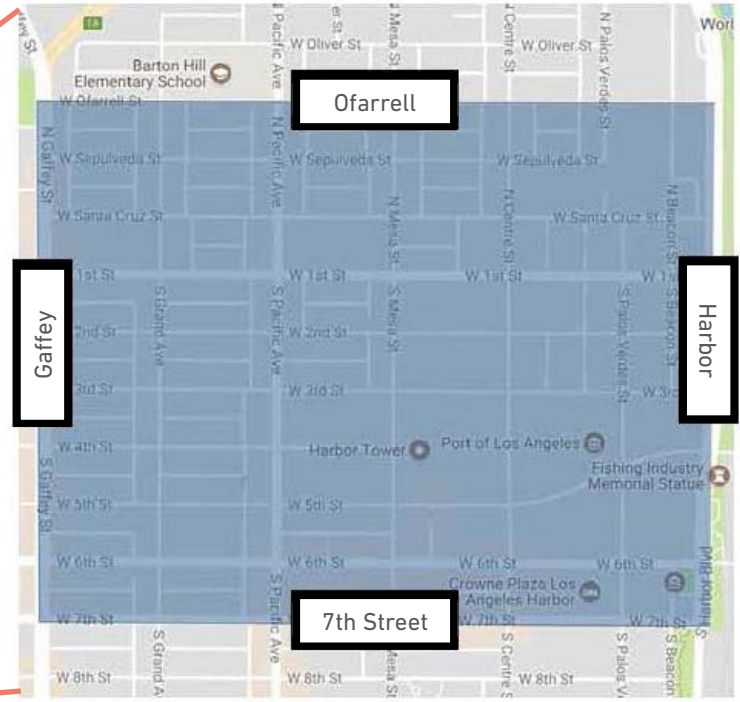
While built in two phases - in 1942 during World War II by the Defense Department for shipyard workers, and in 1954 (Extension) when the site was converted to public housing - both phases have similar building designs and site layouts, and look like other public housing communities built during that time. Now over 65 years old, the units and buildings

at Rancho are physically and functionally obsolete. Concrete block construction means replacing and upgrading the systems is extremely difficult and very expensive. Despite its physical condition, Rancho remains 97% occupied because of the severe lack of affordable housing in the LA.

With an estimated \$49 million in repairs needed at Rancho combined with the high need for more affordable housing in the City, increased development interest generated by the \$1 billion investment in the waterfront, and the State designation of the area as an Opportunity Zone, HACLA saw a unique opportunity to re-imagine what this neighborhood could be, led by the redevelopment of Rancho, to positively transform the community for current and future residents.



Los Angeles City Map



Barton Hill-Downtown San Pedro Neighborhood

In 2017, HACLA applied for and was awarded a FY 2017 Choice Neighborhoods Planning and Action Grant (Choice) from the U.S. Department of Housing and Urban Development (HUD). A competitive HUD program since 2010, Choice planning grants allow communities to engage in community-guided efforts that result in plans to revitalize distressed neighborhoods. The Choice grant awarded to HACLA focused on Rancho and the surrounding Barton Hill-Downtown San Pedro neighborhood defined as Ofarrell Street to the north, 7th Street to the south, Harbor Boulevard to the east and Gaffey Street to the west.

The One San Pedro Transformation Plan is the result of the two-year long Choice-supported planning process completed in partnership with Rancho and neighborhood residents, local businesses and organizations, the City and the larger community. One key planning partner was the One San Pedro Collaborative - The Richman Group, National Community Renaissance and Century Housing - as the selected master housing development team.

Starting with the “Core Commitments” HACLA made to Rancho residents, the Choice planning effort was designed to involve residents and community stakeholders every step of the way and have the final plan reflect their priorities and preferences. During the planning process, two views of the community came through very clearly:

- Rancho residents identify very closely with the community, love living in San Pedro, especially being so close to the water and the harbor views, and want to stay in the area.
- Residents and community members acknowledged the long-standing isolation of Rancho and its residents from the surrounding neighborhood - and the neighborhood in turn from the rest of San Pedro - and expressed a strong desire to breakdown these barriers.

These feelings and the desire for a “One San Pedro” became the underlying theme for the planning process. The One San Pedro Transformation Plan honors these wishes through the goals and strategies presented in the Plan.

Other guiding principles included: the provision of high-quality affordable housing with appropriate amenities and services; no net loss of affordable units; and increasing the overall supply of affordable housing units where feasible to ensure existing residents are not priced out of the community as market pressures increase.

## HACLA'S COMMITMENTS TO THE RANCHO SAN PEDRO PUBLIC HOUSING RESIDENTS

§ Residents will not be permanently displaced.

§ HACLA will provide build first opportunities if they are available and feasible.

§ If resident relocation is required, residents will only be temporarily relocated during construction, depending on phasing and plans for redevelopment. Any off-site resident relocation opportunities offered will be located within the Barton Hill Elementary jurisdiction.

§ Residents will be offered a choice of housing including a new on-site unit, a Tenant-Based Housing Choice Voucher, or a public housing unit at another HACLA community.

§ All households in good standing will have the right to return.

§ Re-screening will not disqualify residents from receiving replacement housing. Re-screening will be done to ensure that families are in appropriate-sized and subsidized housing.

§ Resident rents will continue to be structured in the same manner as they are under public housing, with households paying an equivalent rent to their current rent structure.

§ Residents will continue to have tenant protection provisions in the new leases.

§ Support for tenant leadership and formal organization.

## VISION STATEMENT

*ONE SAN PEDRO will thrive as a revitalized, mixed-income community that builds on its existing assets and creates new, high quality housing options. Adjacent to the waterfront and downtown, ONE SAN PEDRO will be a model for other revitalization efforts, with neighborhood-serving retail and community and economic activity. It will be a safe neighborhood with new parks and recreational opportunities, walking and biking streets, and a variety of housing and supportive service options. ONE SAN PEDRO will be a community that families are proud to call home.*

The rest of the One San Pedro Transformation Plan is organized as follows:

- **CHAPTER 3 - OUR COMMUNITY TODAY** describes the 24-month planning process and existing conditions in Barton Hill-Downtown San Pedro
- **CHAPTER 4 - OUR COMMUNITY TOMORROW** outlines our goals and the strategies to reach those goals in five key areas:
  - » Strong Minds - provide our youth with the tools and resources to grow, learn and succeed to change the long-term narrative for our community
  - » Healthy Bodies - focus on our personal well-being - feeling good physically and mentally - to support our ability to positively engage socially and economically
  - » Stable Families - help our families to be economically secure while supporting us to achieve our economic potential
  - » Active Neighborhood - what our neighborhood looks like and the amenities we have impact our quality of life and well-being
  - » Connected Community - create opportunities for us to share and support one another so that as we individually grow we also grow as a community growth
- **CHAPTER 5 - HOUSING PLAN** details the redevelopment program for Rancho that re-imagines the housing landscape including breaking down the historic physical and social separations between Rancho the surrounding neighborhood and the larger community
- **CHAPTER 6 - NEIGHBORHOOD INVESTMENTS** sets forth complementary neighborhood improvements to the new housing at Rancho that also benefit the greater community with an eye towards increasing safety and improving access to services and amenities
- **CHAPTER 7 - NEXT STEPS** lays out what happens now that the One San Pedro Transformation Plan is finished, and how do we move forward with making our vision a reality

## RESIDENTS FIRST, COMMUNITY-DRIVEN

In April 2019, HACLA released its 25-Year vision plan - Build HOPE (Housing Opportunities People Excellence) - to advance the preservation and expansion of affordable housing and economic development opportunities for Los Angelenos across a range of incomes and needs. Build HOPE was developed over the course of two and a half years that saw extensive outreach and engagement to gather input from many different stakeholders.

Build HOPE is grounded in three integral components - People, Place and Pathways. The inclusion of People - recognizing that residents and program participants provide a critical perspective on both their experiences and priorities, as well as barriers to opportunity they face - highlights HACLA commitment to involve residents and local stakeholders in the redesign and re-imagining of their communities.

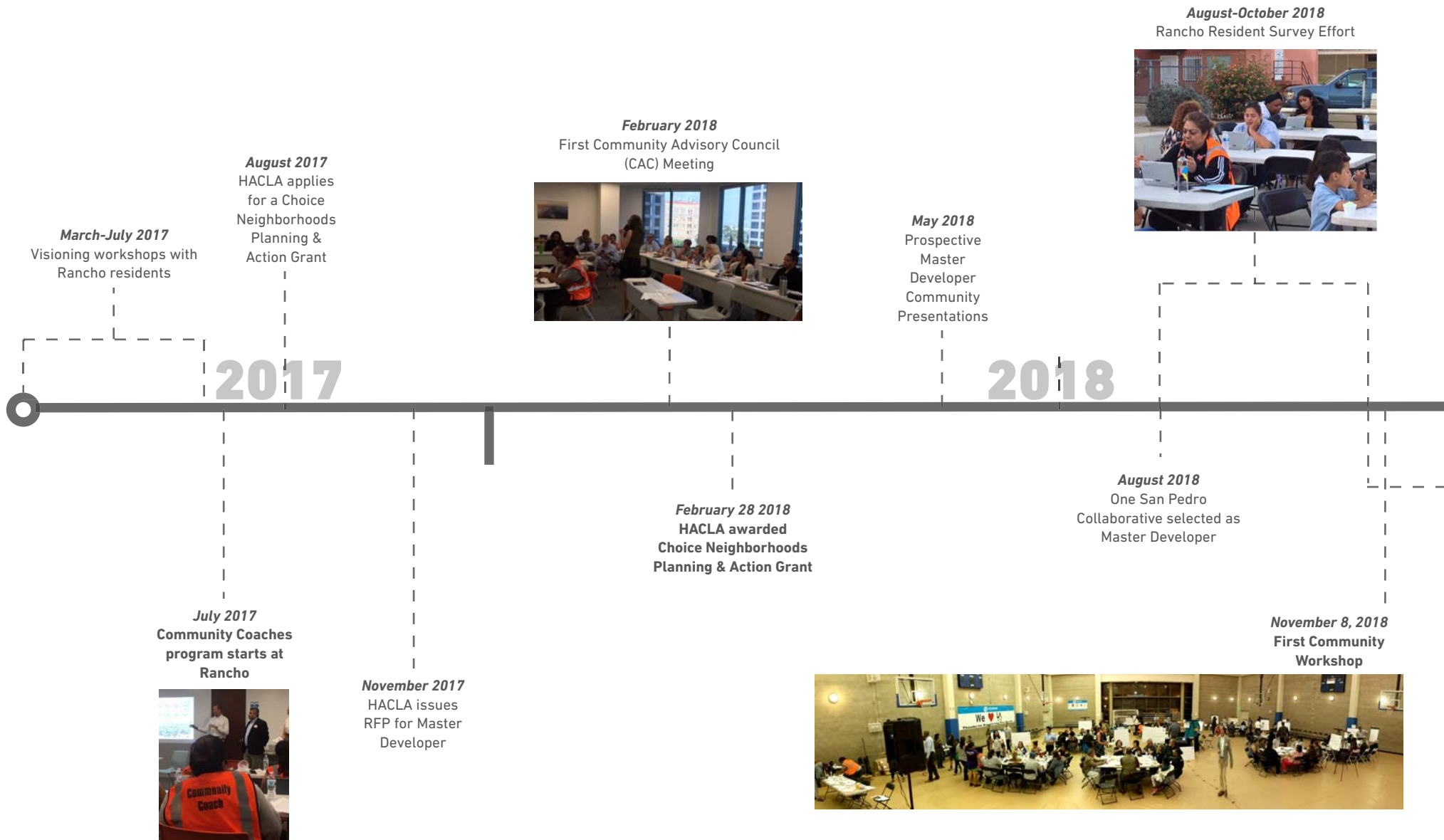
HACLA approached the planning process for the One San Pedro Transformation Plan under this value system, and intentionally sought out to meaningfully involve and engage residents and the local community from the start. From engaging the existing Rancho Resident Advisory Council (RAC), training residents to be “Community Coaches” who are ambassadors of the planning effort, hiring Planning Liaisons to head outreach to the larger community, seating a Community Advisory Council (CAC) comprised of community stakeholders and Rancho residents, and hosting workshops open to the broader San Pedro community, to organizing a “People’s Planning School” to teach residents about the planning and development process, HACLA and its partners offered multiple pathways and venues to hear resident and community voices. And these voices are reflected in the vision, goals and strategies outlined in this Plan.

## “PLANNING SPOTLIGHTS”

The activities and events plus the individuals who participated in them that were a guiding force behind the development of the One San Pedro Transformation Plan are featured in “Planning Spotlights” throughout this Plan.

Rancho San Pedro Community Coaches.....	20
Rancho Resident Survey.....	26
Planning Liaisons.....	29
Human Capital Focused Discussions .....	30
Youth Engagement Initiative.....	32
Wells Fargo “Lift the Block” Grant.....	39
Neighborhood Walk Audits .....	45
Community Advisory Council (CAC) .....	50
One San Pedro Alliance.....	51
Community Workshops #1-#4.....	80
Market and Technical Studies.....	82
Redevelopment Community Tours.....	84
People’s Planning School .....	90
Neighborhood-Focused Sessions .....	110
One San Pedro Office.....	126
Wells Fargo Backbone Grant.....	128
Rancho Backyard Briefings .....	129
Graduate Student Interns .....	134

# ONE SAN PEDRO PLANNING TIMELINE





**March-June 2019**  
People's Planning School



**February 2019**  
Launch of  
Rancho Youth  
Group Initiative



**June 28, 2019**  
Third Community Workshop



**October 28, 2019**  
Action Activities -  
Community Vote



**February 4, 2020**  
Second Meeting of Action  
Activities Selection Committee



**February 28, 2020**  
Final One San Pedro  
Transformation Plan +  
Action Activity Proposal  
submitted to HUD

**December 2,  
2019**  
First Meeting of  
Action Activities  
Selection  
Committee

**2019**

**2020**

**October-December  
2018**

Barton Hill-  
Downtown  
Community &  
Downtown San  
Pedro Business  
Survey Efforts

**March 26, 2019**  
Second Community Workshop



**June 6, 2019**  
One San Pedro Office  
Grand Opening

**August 28, 2019**  
Fourth Community  
Workshop + Kick-Off  
of Action Activity  
Process

**October 31, 2019**  
Draft One San Pedro  
Transformation Plan  
submitted to HUD

**January 27, 2020**  
Resident Site Visit to  
Yesler Terrace in Seattle



**May 1, 2019**  
Kick-Off Meeting of  
the One San Pedro  
Alliance

**August 22, 2019**  
Bus Tour of Local Developments



## **PLANNING SPOTLIGHT: RANCHO SAN PEDRO COMMUNITY COACHES**

HACLA pioneered the very successful Community Coach Program during the redevelopment of the Jordan Downs public housing community in 2007. Today, the Program is a key component of HACLA's communication plan for outreach and engagement at properties where substantial rehabilitation or redevelopment is being considered or implemented. The Program is designed to provide training and hands-on experience to participating residents, who learn communication, team-building, leadership, event planning, and community organizing skills. The number of Coaches at a site varies based on interest, management capacity and available funding. Coaches must reside at the site where they are engaged and are considered volunteers. Active Coaches receive a \$150 monthly stipend.

The Community Coaches help with sharing and receiving information, meeting planning and logistics, and resident outreach. Coaches are trained and supported to be ambassadors of the planning and redevelopment effort for public housing and community residents, and to be facilitators and table monitors at events. The Coaches are expected to not only give out information, but engage their neighbors and provide insight on existing needs and feedback from the community. The Coaches also help HACLA make adjustments to resident engagement efforts based upon what they are hearing from other residents.

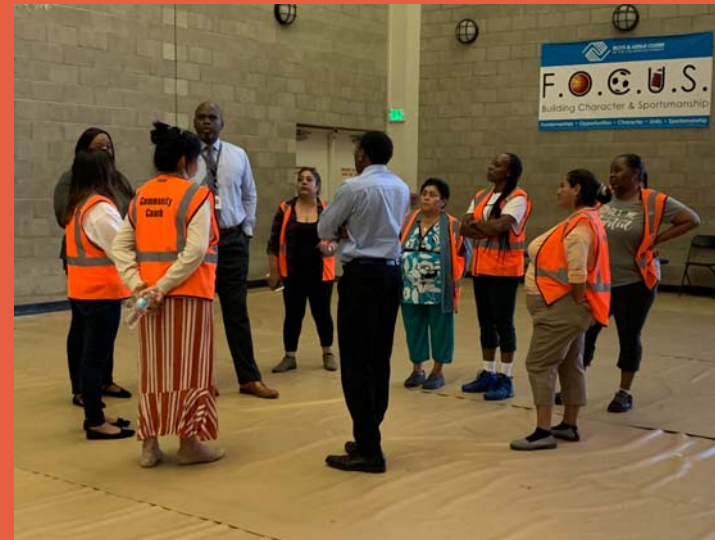
HACLA launched the Community Coach program at Rancho in June 2017. Out of 20 applicants, 12 Rancho residents were selected. Throughout the planning process for the One San Pedro Transformation Plan, the Rancho Coaches have been indispensable in grassroots outreach efforts including distributing flyers door-to-door, knocking on residents' doors to encourage participation in meetings, and being available to answer questions. The Coaches in their orange vests have been a constant presence at all planning meetings and community events, and deeply engaged including participating on the Community Advisory Council and holding leadership positions within the Rancho Resident Advisory Council (RAC).

As planning transitions to implementation, HACLA and its partners are working on how to transition the Community Coaches and their role to help carry out the strategies in the One San Pedro Transformation Plan.



*Clockwise from left:*

- *Community Coaches participating in a density exercise during the second People's Planning School class*
- *Community Coaches meeting with John King, HACLA's Director of Community Engagement, prior to the start of a community workshop*
- *Community Coaches assisting with participant sign-in at a community workshop*



# 3 OUR COMMUNITY TODAY





**Who are Rancho San Pedro residents and who are Barton Hill-Downtown San Pedro residents?  
What organizations and businesses are located in this community?  
What collectively are their concerns and their hopes and vision for the future?**

During the first 12 months of the planning process, HACLA and its partners undertook a number of data gathering activities to develop a comprehensive picture of the Barton Hill-Downtown San Pedro today. Information was collected from a number of perspectives, including Rancho and neighborhood residents, downtown business owners, elected officials and other local stakeholders (e.g. nonprofit organizations, schools, churches, service providers).

Data was collected from detailed surveys of individual Rancho households, more general surveys of community residents and business owners, one-on-one interviews with key stakeholders, real-time assessment of on-the-ground conditions and review of third party data (e.g. crime, health trends, land use, transit routes).

Having a baseline understanding of the neighborhood today helps the community to know from where they are starting and what strategies and actions are needed to get to their preferred future. The baseline also provides stakeholders the ability to gauge progress as the plan is implemented.

This chapter summarizes key findings and takeaways from the surveys, one-on-one interviews, and other data collection efforts<sup>1</sup>.

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<sup>1</sup> To read the full report including findings from the Resident, Community and Business Surveys plus Stakeholder Interviews, please see the “Barton Hill-Downtown San Pedro Choice Neighborhoods Data Book” in Appendix A.

*Photo to left: Aerial photo of Rancho San Pedro looking southeast towards the Port of Los Angeles*

## HISTORY OF THE COMMUNITY

Long before Rancho San Pedro was developed in the 1940s, before the township of San Pedro was created in the mid-1800s, before the City of Los Angeles was established in 1781, and before the formation of the California missions and Spanish land grants, villages existed around the place now called San Pedro. The Tongva Native Americans had multiple villages in the Palos Verdes and San Pedro area, including Chaawvenga and Suangna, and called the San Pedro area Chaaw. Tongva legend holds that the Palos Verdes peninsula including San Pedro was blessed and special, making it the most beautiful place on earth.

This place of beauty was accessed by Spanish ships starting in the 16th century when Europeans, led by Juan Rodriguez Cabrillo, made first contact with the Tongva. It was also the site of the original Spanish land grant in Alta California, New Spain; land that was granted in 1784 by King Carlos III to Juan Jose Dominguez, a retired Spanish soldier who arrived in Alta California with the Gaspar de Portola expedition. After the United States defeated Mexico in the Mexican-American war in 1848, the U.S. took

control of the area and began improving and expanding into the harbor. These improvements were led by Phineas Banning and John Gately Downey, the seventh governor of California. In 1868, Banning created the Los Angeles & San Pedro Railroad, Southern California's first railroad. This railroad transported goods from San Pedro Bay to Los Angeles, which was rapidly becoming a major city in Southern California. After the purchase of a long narrow strip of land that connected San Pedro to the rest of LA and the creation of the LA Board of Harbor Commissioners in 1907, the City of LA annexed San Pedro in 1909. In 1914, the War Department established Fort MacArthur next to the Port as a coastal defense site.

Over the years, San Pedro has been a hub for several industries - from commercial fishing to ship building to national defense. Residential development to accommodate the growing workforce first occurred in the neighborhoods closest to the waterfront, including the Barton Hill-Downtown San Pedro.



*Historic picture of Rancho San Pedro after it was constructed by the Department of Defense in 1942*

In the years leading up to the 1940s, the area became a key nerve center for the Department of Defense during World War II, which led to the construction of Rancho San Pedro as housing for shipyard workers in 1942. After the war, the site was converted into public housing and another 194 units were built (Rancho San Pedro Extension) by HACLA in 1954, expanding the site to 21 acres.

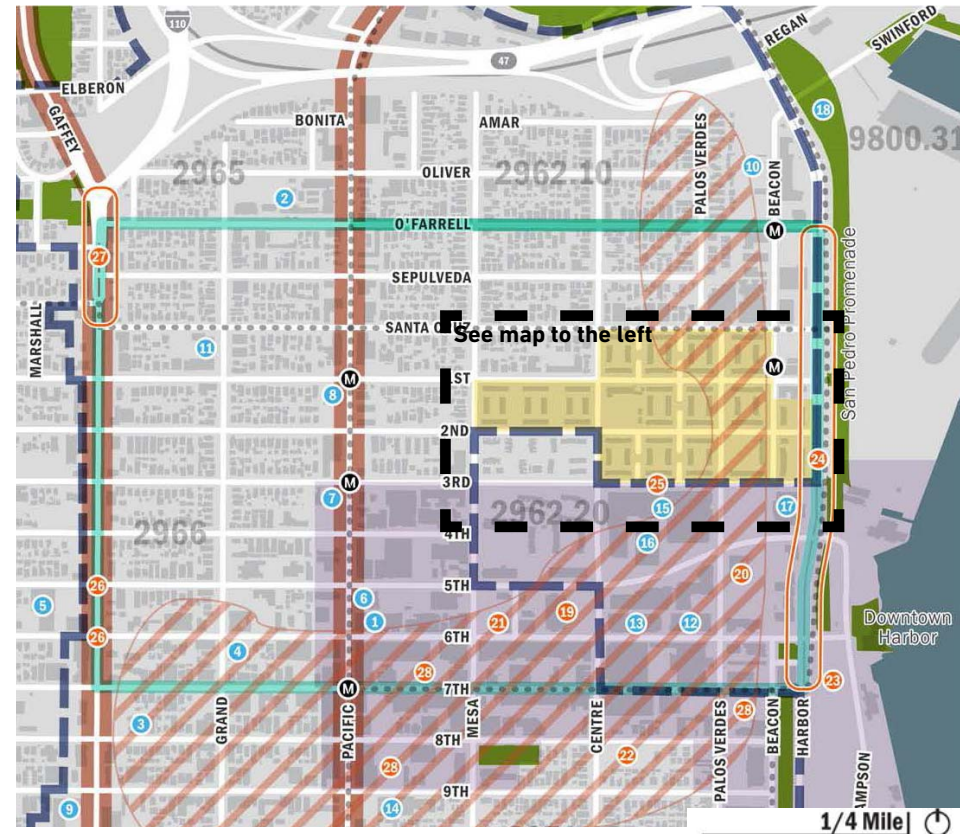
While constructed at two separate times, both developments have similar building designs and site layouts. Additionally, Rancho residents do not differentiate between the “newer” and older units; they see themselves as one community - Rancho San Pedro.

In total, the Barton Hill-Downtown San Pedro neighborhood spans over 266 acres on the Palos Verdes Peninsula. The community is generally comprised of older, small, single-family residences on the north; low-rise affordable multi-family developments in the center; and a mix of office buildings, retail space, and market-rate condominiums to the south.



*Current Rancho San Pedro site plan - buildings constructed in 1942 (magenta) and 1954 (orange) have similar building designs and layouts, as a result, the newer and older units are indistinguishable from one another*

Topographically, the elevation increases gradually going westward from Harbor Boulevard to Gaffey Street and beyond towards the city of Rancho Palos Verdes. This elevation difference is what earns the area east of Gaffey Street the nickname “the lows”, which also refers to the concentration of affordable housing developments and lower income households in this part of San Pedro.



*Map of the Barton Hill-Downtown San Pedro neighborhood (aqua line) - rancho sits in the middle of the neighborhood on the eastern side,, separating the single-family homes to the north from downtown*

## **PLANNING SPOTLIGHT: RANCHO RESIDENT SURVEY**

Conducted between August and October 2018, the Rancho Resident Survey was essential in helping to identify the current needs and challenges of Rancho residents and their feelings about the community. Current Rancho head of households completed an in-depth survey with over 60 questions on topics ranging from satisfaction with neighborhood amenities; safety and social issues; employment and income; children and education; and physical and mental health. Residents were able to complete the survey in English or Spanish.

Through an intensive outreach effort that included survey parties with snow cones, kids activities and a taco truck; door-to-door knocking; and the chance to win one of several gift cards, a total of 319 resident surveys were completed - 116 in English and 203 in Spanish - for a response rate of 68% (319 out of 466 households). Rancho Community Coaches plus Planning Liaisons hired to support the planning effort assisted with outreach and conducting surveys.



***HACLA hosted five survey parties in the different courtyards at Rancho between August and October 2018. At these parties, HACLA had laptops available for residents to complete the survey on their own or they could work with a Community Coach or Planning Liaison to complete the survey.***



## SOCIOECONOMIC PROFILE

With a diverse housing mix that ranges from single-family detached homes and walk-ups to mid-and high-rise apartments, the demographic make-up of Barton Hill-Downtown residents is equally diverse. From singles and young couples to families with children, residents from many different walks of life call Barton Hill-Downtown home. With a larger young population under 18, there is a higher percentage of households with 3 or more persons living in Barton Hill-Downtown than the rest of San Pedro.

Median household incomes are lower in Rancho (\$18,204) and Barton Hill-Downtown (\$26,221) than in San Pedro (\$69,452), which translates into a higher poverty rate in the neighborhood. Lower incomes also impact the ability of residents in one of the 10 most expensive housing markets in the U.S. to become homeowners; as a result, most households are renters.

A large percentage of Rancho residents are either monolingual or more comfortable communicating in Spanish - two-thirds of the residents surveys were conducted in Spanish and one-third in English. Additionally, about 17% of Rancho households are "mixed-families", i.e. they have family members who are not eligible to receive housing assistance, therefore their housing subsidy is prorated based on the number of eligible to ineligible family members.

Table 1. Socioeconomic Data

Indicator	Rancho San Pedro		Barton Hill-Downtown		San Pedro		City of LA	
<b>Age</b>	<b>1,406</b>		<b>9,507</b>		<b>84,197</b>		<b>3,949,776</b>	
Population Under 18	579	41.2%	2,592	27.3%	19,311	22.9%	840,195	21.3%
Population 18+	827	58.8%	6,915	72.7%	64,886	77.1%	3,109,581	78.7%
Population 62+	142	10.0%	955	10.0%	14,363	17.1%	576,120	14.6%
<b>Race</b>	<b>1,406</b>		<b>9,507</b>		<b>84,197</b>		<b>3,949,776</b>	
White	N/A		3,188	33.5%	50,718	60.2%	2,061,262	52.2%
African-American			1,235	13.0%	5,288	6.3%	351,971	8.9%
Asian			364	3.8%	5,569	6.6%	460,345	11.7%
Other			4,720	49.6%	22,622	26.9%	1,076,198	27.2%
<b>Latinx</b>	<b>N/A</b>		<b>72.4%</b>		<b>48.9%</b>		<b>48.7%</b>	
<b>Limited English**</b>	<b>66.6%</b>		<b>27.4%</b>		<b>16.7%</b>		<b>26.4%</b>	
<b>Household Size</b>	<b>466</b>		<b>3,387</b>		<b>30,983</b>		<b>1,364,227</b>	
1-2 persons	221	47.4%	1,862	55.0%	18,935	61.1%	800,864	58.7%
3-5 persons	193	41.4%	1,224	36.1%	10,707	34.6%	485,177	35.6%
6+ persons	52	11.2%	301	8.9%	1,341	4.3%	78,186	5.7%
<b>Homeownership Rate</b>	<b>0%</b>		<b>11.7%</b>		<b>41.5%</b>		<b>36.8%</b>	
<b>Household Income</b>	<b>466</b>		<b>3,387</b>		<b>30,983</b>		<b>1,364,227</b>	
Less than \$20,000	254	54.5%	1,386	40.9%	5,526	17.8%	262,040	19.2%
\$20,000 to \$74,999	199	42.7%	1,463	43.2%	12,730	41.1%	587,864	43.1%
\$75,000 or more	13	2.8%	538	15.9%	12,727	41.1%	514,323	37.7%
<b>Median Income</b>	<b>\$18,204</b>		<b>\$26,221</b>		<b>\$69,452</b>		<b>\$54,501</b>	
<b>Poverty Rate**</b>	<b>57.5%</b>		<b>32.0%</b>		<b>16.5%</b>		<b>20.4%</b>	

\* Percent Limited English for Rancho is based on number of resident surveys completed in Spanish versus English

\*\* Poverty and Limited English data for Barton Hill-Downtown is aggregated at the Census Tract level vs. block group

Source: U.S. Census Bureau 2013-2017 American Community Survey, HACLA Rancho San Pedro Resident Data as of 11/29/2018

## KEY TAKEAWAYS: SOCIO-ECONOMIC PROFILE

- Barton Hill-Downtown San Pedro residents are more racially and ethnically diverse than San Pedro as a whole. There are also more limited English-speaking households.
- With lower incomes, most Barton Hill-Downtown households are renters versus owners. The majority of households are families with children under 18.

## WORKFORCE AND EMPLOYMENT

The percentage of Barton Hill-Downtown households with wage income is on par with average in San Pedro and the City. Over 50% of Rancho households also have income from wages. The high rate of employment coupled with lower household incomes indicate that while Barton Hill-Downtown residents are working, they may be working in low-wage jobs or are underemployed.

The top two challenges to finding/keeping work identified by Rancho residents were lack of affordable child care and no job opportunities available in the area. Another challenge may also be low education levels. According to the National Skills Coalition, California industries cannot find enough workers to fill middle-skill jobs, i.e. those that require more than a high school education but not a four year degree. Programs to improve job skills and credentials - computer literacy class, English as a Second Language, GED/adult high school diploma, and adult education - accounted for four of the top five immediate non-health needs selected by residents. Anecdotally, local stakeholders were also concerned that San Pedro

residents did not have the skills or education needed to access the new jobs coming to the area (e.g. AltaSea).

A high percentage of households are receiving Supplemental Security Income (SSI) - a Federal supplemental income program to assist older and/or disabled individuals with paying for basic needs - in Barton Hill-Downtown and Rancho, which indicate that having a disability may be another barrier to employment.

Rancho residents also stated that HACLA's rent policy did not encourage working because any increases in income also increased their rent. Residents also desired having resources available to help pay for training or certifications, obtaining uniforms and/or tools, and transportation. There was interest in self-employment, but residents needed guidance to understand what was allowed by HACLA, and support in how to start a business and paying for up front costs such as insurance and business licenses.

Table 2. Employment Indicators

Indicator	Rancho San Pedro		Barton Hill-Downtown		San Pedro		City of LA	
<b>Income Sources</b>	<b>466</b>		<b>3,387</b>		<b>30,983</b>		<b>1,364,227</b>	
Wage or Salary	254	54.5%	2,454	72.5%	23,042	74.4%	1,043,348	76.5%
Self-Employment	25	5.4%	477	14.1%	4,026	13.0%	256,604	18.8%
Supplemental Security Income	123	26.4%	494	14.6%	1,977	6.4%	93,196	6.8%
<b>Population 16 &amp; Older</b>	<b>294*</b>		<b>7,321</b>		<b>66,845</b>		<b>3,205,315</b>	
In Labor Force	143	48.6%	4,911	67.1%	43,325	64.8%	2,126,063	66.3%
Unemployment Rate	18.2%		13.4%		9.2%		8.0%	
<b>Highest Education Attained (25+)</b>	<b>530**</b>		<b>5,856</b>		<b>57,456</b>		<b>2,685,526</b>	
No HS diploma	220	41.5%	2,356	40.2%	10,621	18.5%	633,373	23.6%
High school diploma/GED	259	48.9%	2,450	41.8%	26,024	45.3%	1,002,391	37.3%
Associate's degree	20	3.8%	322	5.5%	5,462	9.5%	162,892	6.1%
Bachelor's degree or higher	31	5.8%	728	12.4%	15,349	26.7%	886,870	33.0%

\* Based upon responses to the Rancho San Pedro Resident Survey - only collected data for the respondent, not other adults in the household, if any

\*\* Based upon responses to the Rancho San Pedro Resident Survey - may include adults who are not yet 25

Source: U.S. Census Bureau 2013-2017 American Community Survey, HACLA Rancho San Pedro Resident Data 11/29,2018, Rancho San Pedro Resident Survey

## KEY TAKEAWAYS: WORKFORCE AND EMPLOYMENT

- Households are working, but incomes are low. The top challenges to finding/keeping work are lack of affordable child care, lack of job skills/education, language barrier and lack of job experience.
- Programs to improve employment opportunities dominated the top five non-health needs selected by residents, including computer literacy classes, English as a Second Language, GED/adult high school diploma, and adult education.
- Other challenges to employment and/or employability include having a disability, resources to pay for pre-employment expenses (e.g. uniform, transportation), and understanding how to start a business.

## PLANNING SPOTLIGHT: PLANNING LIAISONS

Focused on engaging the larger Barton Hill-Downtown community, HACLA and its partners hired local residents to be “Planning Liaisons.” These Liaisons, similar to the Community Coaches, were responsible for doing outreach and participating in community events to share information and gather input from the broader community. Liaisons hosted tables at community events such as First Thursdays, Friday Farmer’s Markets, and the San Pedro Mental Health Clinic Resource Fair; gave presentations to local Neighborhood Councils; and worked on the Youth Engagement Initiative (see Planning Spotlight on page 32).



*Planning Liaisons hosting an information table outside of the One San Pedro Collaborative’s office during the weekly Friday Farmer’s Market in downtown San Pedro*

## PLANNING SPOTLIGHT: HUMAN CAPITAL FOCUSED DISCUSSIONS

The Rancho Resident Survey provided a wealth of information and its results have guided the development of the One San Pedro Transformation Plan from start to finish. To better understand the challenges and barriers identified by residents, and engage them in helping to develop effective solutions, HACLA and its partners convened a series of “Human Capital Focused Discussions.” These discussions brought Rancho residents and local service providers together to dive deeper into the issues and brainstorm effective strategies. Two rounds of focused discussions were held in each of three different areas - Health & Wellness, Economic Stability & Opportunity, and Youth & Education. These discussions provided both short- and long-term strategies and highlighted several immediate actions that could be taken now to address resident needs.



**Participants at a focused discussion voting on their priorities for different strategies to address challenges**

## HEALTH AND WELLNESS

Self-reported health by Rancho residents was mixed, with less than 50% of adults rating their health as excellent/very good. Children’s health was much better, but one in 10 were still considered by their parents to be in fair/poor health. Health insurance coverage rates were high - 91% for adults and 94% for children - with most covered by Medi-Cal, the state’s Medicaid program. Health providers did note that the coverage rate should be 100% under Medi-Cal, which can also insure non-U.S. citizens or non-U.S. nationals.

Overall, Rancho residents were generally satisfied with the quality of health care received. Some residents did express that they experienced poor customer service or denial of care when they went to see a doctor because they did not speak English.

Among Rancho adults, the most common chronic health conditions reported were diabetes (28%) and high blood pressure (25%); for children, it was asthma (8%). For Barton Hill-Downtown residents, asthma (42%) was also the most common health condition. The prevalence of asthma may be worsened by the community’s proximity to the Port of LA. According to CalEnviroScreen 3.0, the Barton Hill-Downtown area experiences high pollution burdens with the greatest threat posed by diesel particulate matter, i.e. exhaust from trucks, buses, trains, ships, etc. - all of which can aggravate asthma and its symptoms<sup>2</sup>.

Dental care and eye care were the top unmet health needs among residents. While low-income residents can obtain dental coverage via Medi-Cal Dental; according to residents, few dentists accept this coverage and the quality of care is not very good, and anything but a regular cleaning requires a referral which takes a long time to receive.

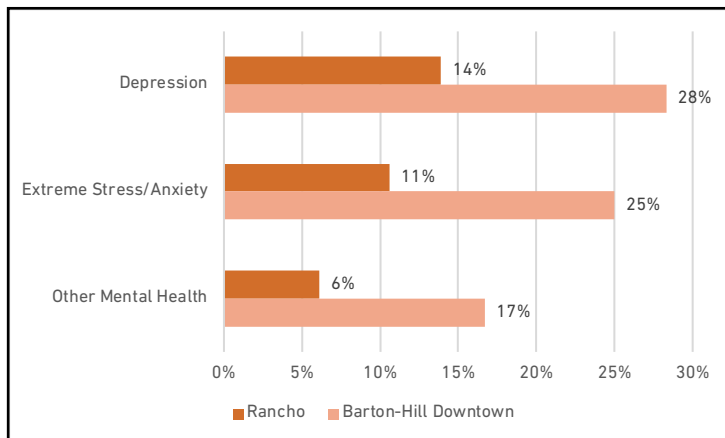
There are a number of programs available that offer free vision screening and glasses, especially for children. However, according to a Los Angeles Unified School District (LAUSD) representative, the return of permission forms by students to access these free screenings is low - anecdotally, only 45% of forms distributed are returned.

<sup>2</sup> CalEnviroScreen is a tool used by the California Environmental Protection Agency’s Office of Environmental Health Hazard Assessment to identify communities that are vulnerable to pollution’s effects. A mapping tool, CalEnviroScreen uses 20 environmental, health, and socioeconomic indicators to produce a numerical score for each census tract in the state, whereby higher scores are places that experience higher pollution burdens and are more vulnerable than those with lower scores.

One-third of Rancho residents said they exercised at least 30 minutes 5 or more days a week; only 20% ate the recommended 5+ servings of fruits and vegetables daily. Among the top challenges to not exercising regularly were having a health condition or being too tired. A self-perpetuating cycle, breaking this cycle will be important to improving the health of residents. The majority of residents gave no specific reason for not eating fruits and vegetables, which points to a need for nutrition education and healthy cooking classes; cost and quality of available produce were also barriers to healthy eating. Based on the survey, the majority of Rancho residents grocery shop at Numero Uno Market in the neighborhood.

Physical health is frequently the focus of health discussions, but mental health of often overlooked, underreported, and untreated in low-income communities. Based the resident surveys, both Rancho and Barton-Hill Downtown residents face mental health issues, specifically depression, extreme stress or anxiety, or another mental health condition. Limited insurance coverage for mental health services, limited number of providers offering mental health care under managed care plans and the stigma associated with admitting to mental health issues impacts the ability to address mental health concerns. In the Rancho survey, over half of residents were aware of mental health care programs, but only 17% actually utilized those services. Creating safe spaces to talk about mental health and build residents understanding that untreated depression, stress or anxiety impact their physical health and the lives of their loves ones are needed.

**Figure 1. Incidence of Mental Health Issues**



## KEY TAKEAWAYS: HEALTH AND WELLNESS

- Eye care and dental care are the top two unmet health care needs in the community. Low levels of daily physical activity and consumption of fruits and vegetables contribute to the incidence of chronic health conditions (e.g. high blood pressure, diabetes), and underscore the need for physical fitness and nutrition programs, and better access to healthy foods.
- Mental health concerns are prevalent in the community, but treatment is low. Creating safe spaces for residents to raise mental health issues will be an important first step, follow by connections to affordable and local resources.

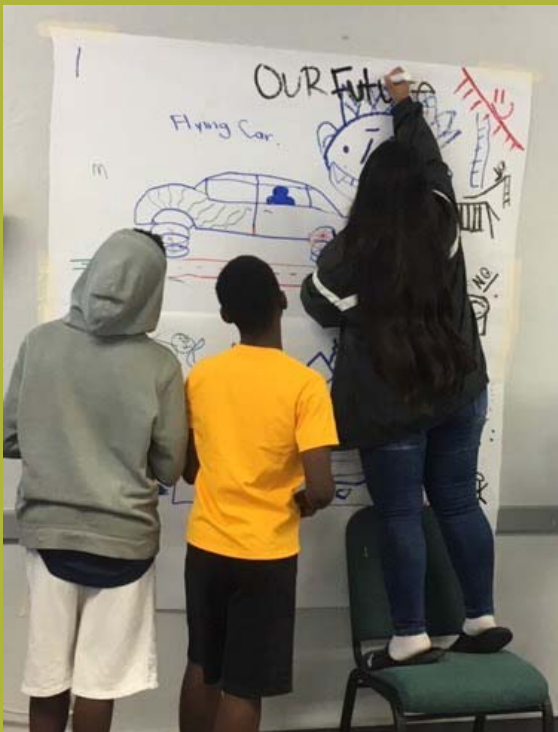


**To expand access to fresh food, Rancho residents want more community gardens like the existing community garden at Rancho to be built as a part of the redevelopment effort**

## PLANNING SPOTLIGHT: YOUTH ENGAGEMENT INITIATIVE

Facilitated by Los Angeles Neighborhood Initiative (LANI) with HACLA, the Youth Engagement Initiative was designed to intentionally bring youth voices into the redevelopment discussion. Often with wisdom beyond their years and as the future of this community, creating space and opportunities for them to engage and share their concerns and vision for the neighborhood was a priority for the planning process.

Starting in February 2019, LANI and HACLA, with the support of the Planning Liaisons, coordinated monthly or bi-monthly youth workshops. Workshops covered a variety of topics and activities including a Photo Voice project, density exercise using Lego blocks, crime and safety discussion with the Senior Lead Officer from the Los Angeles Police Department (LAPD), and the ongoing planting and harvesting of two community garden plots at the Rancho Community Garden.



*Youth depicting their vision of the future Rancho and the surrounding community at the first Youth Engagement workshop*

## YOUTH AND EDUCATION

Over 50% of Rancho households have children under 18; of these households, 84% are headed by a single parent. Children under 18 make up 41% of the total resident population - 18% are under 5, 65% are between 5 and 12, and 17% are between 13 and 17.

### EARLY CHILDHOOD

School administrators expressed concerns about kindergarten readiness of children entering the local schools. Currently, about 50% of Rancho children under 5 are cared for in a home setting or non-public child care center. A Head Start facility is located just north of Rancho, and the local elementary school - Barton Hill - hosts three public preschool programs.

Several other child care centers are located in San Pedro, but accessibility, eligibility, availability of slots and cost are barriers to utilization. For example, LA Harbor College offers an on-site child care, but it can only be accessed by students enrolled in credit classes and there is a waiting list. The Harbor Gateway WorkSource Center is working on a child care grant program, but it will only be available to workers in specific industries who are legal residents. The California Department of Education is working on legislation to increase the number of Family Child Care Homes (licensed care in an individual's private home) to address need across the state.

Culturally, particularly among Latino families, there is an expectation that mothers stay home with their children. Connecting these parents to resources that enhance their capacity as their child's first teacher, increase their knowledge of developmental milestones, and link them to a support network would be beneficial. Even though residents expressed reluctance for formal child care, they were interested in short-term child care to allow them to participate classes such as English as a Second Language and basic computer skills.

## SCHOOL AGE YOUTH

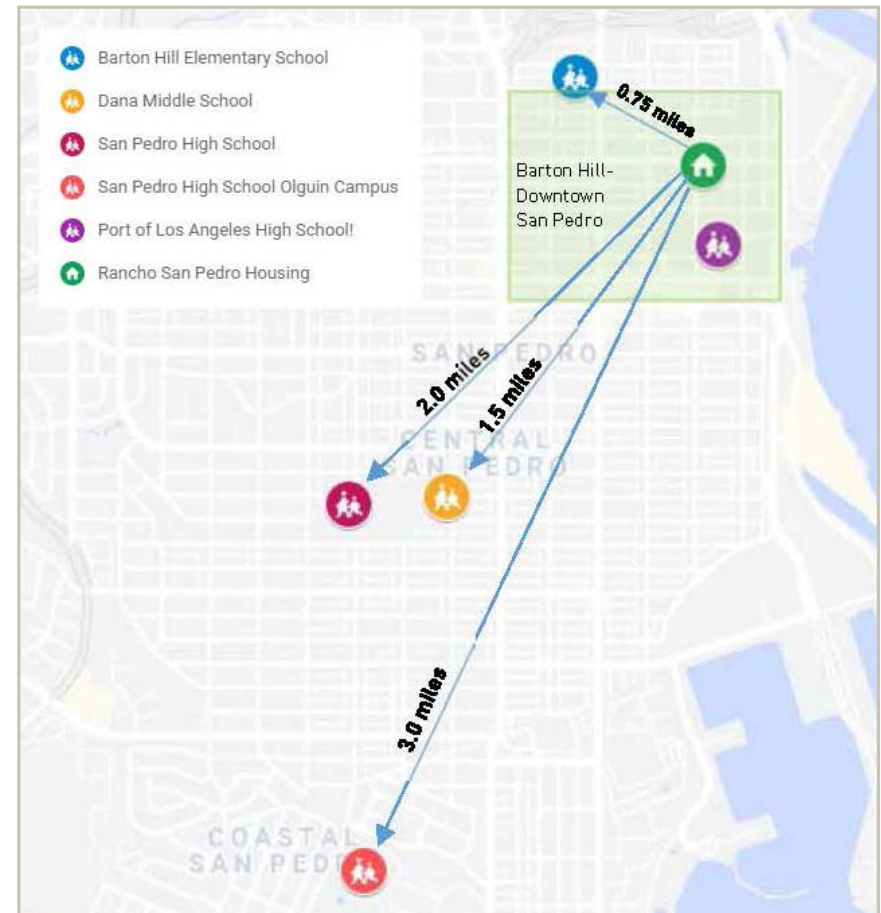
The majority of Rancho youth (73%) attend the resident public schools - Barton Hill Elementary, Dana Middle, and San Pedro High, with the rest attending one of at least 20 other public or private schools. While parents are generally satisfied with the quality of the school their children based on LAUSD data, Barton Hill Elementary and Dana Middle students struggle with test scores on the State's assessment program - Smarter Balanced. In 2018, only one-quarter met or exceeded standards in English Language Arts and less than 20% for Math.

In 2016, Barton Hill Elementary, as one of the 5% lowest performing schools in the State, was awarded a 5-year \$6 million School Improvement Grant for 2017 to 2022. The impact of the investments being made (e.g. Assistant Principal, teacher trainers) is seen in the steady climb in test scores since 2016. On-going challenges according to the school's principal are trauma due to parental incarceration and exposure to violence and crime in the neighborhood, and chronic absenteeism - nearly 20% of students are chronically absent (missing 16+ days of school). Chronic absenteeism is also an issue at Dana Middle (17%).

San Pedro High, has a strong graduation rate (93%) that exceeds the LAUSD average (83%) and has a lower than average dropout rate (8% versus 14%). Of note, among subpopulations like English Learners and students with disabilities, the graduation rate is significantly lower at 64% and 78%, respectively. While only 1/4-mile away from Rancho, few Rancho students attend the Port of Los Angeles High School.

Parents were concerned about how their children got to school. For Barton Hill Elementary, located approximately 3/4th of a mile away, parents felt that speeding cars, inconsiderate drivers and a lack of marked crosswalks and stop lights created dangerous walking conditions for their children. To access Dana Middle and San Pedro High - located on campuses 1 1/2 to 2 miles away - students either took the Los Angeles Department of Transit's (LADOT) DASH San Pedro or walked. Parents complained that in the morning the DASH buses are frequently full so children cannot get on the bus, which causes them to be late to school. Families would like to see the frequency of DASH buses increase during the times when children are going to and from school.

About one-third of Rancho parents are regularly involved with their child's school; having child care, more convenient meeting times and bilingual support would help increase their involvement.



*Distance to Resident Schools from Rancho San Pedro*

## POST HIGH SCHOOL

Recent data from LAUSD show that about 70% of high school graduates enroll in a two- or four-year college, but only 60% of them persist to a second year; and after six years, only 25% have earned a college degree. Challenges include weak academic preparation for college whether in core courses or English language, need for more help by school counselors to navigate the college pathway and apply for scholarships and financial aid, and more socio-emotional and peer support for first generation college students.

To increase the pursuit of higher education and/or a workforce certificate, in 2017, the City of LA launched the Los Angeles College Promise for first-time college students. Under College Promise, students attending one of the nine Community Colleges had the first year of tuition waived, received priority registration for classes, and had summer transition support and on-going coaching, advising and mentoring available. Initial outcomes include more students completing College English and Math, completing more credits in the first year, and moving on to the next fall semester.

The Boys and Girls Club of the LA Harbor (BGC) offers a very successful College Bound program to local students. Using a case management model, College Bound supports students to graduate from high school and continue on to a two-year college or four-year university. Currently, the graduation rate for participants is 99% with 94% going on to pursue higher education

For students for whom higher education is not their pathway, they want internships, volunteer and other employment opportunities that prepare them for the workforce. San Pedro High offers Career Technical Education courses in Culinary Arts, Computer Technology, Health Careers and Multimedia; as well as a Police Academy Magnet program.

There are a few youth employment and readiness programs available including:

- Youth@Work program, funded through the Workforce Investment Opportunity Act, hosted at the YouthSource Center offering access to work experience, work readiness training and career counseling targeted to youth 14-24
- Youth Employment Opportunity Program via the California Employment Development Department providing peer advising, career coaching, job search assistance, and employment readiness workshops for youth 15-25.
- Career Bound, a workforce development program operated by BGC that focuses on preparing youth for post-high school employment including employment readiness training, work experiences and internships, and post-high school placement.

Based on discussions with parents, it does not appear that there is widespread knowledge of these programs.

## KEY TAKEAWAYS: YOUTH AND EDUCATION

- Few Rancho youth under 5 are exposed to early childhood programs, whether center-based or “Mommy & Me” classes, which impacts kindergarten readiness. Barriers to greater participation include lack of affordable, accessible and available programs and cultural expectations.
- Work to improve student test scores at Barton Hill Elementary is seeing results, but chronic absenteeism and traumatic experiences at home and in the neighborhood detract from student success. Safe and reliable access to the local public schools are a top priority for parents.



## OUT OF SCHOOL TIME

Universally, both parents and children desire more programs that local youth are interested in, safe spaces for youth to hang-out, and more open spaces with things for kids to do. Nearly half of Rancho and Barton Hill-Downtown school-age youth do not participate in an organized afterschool program.

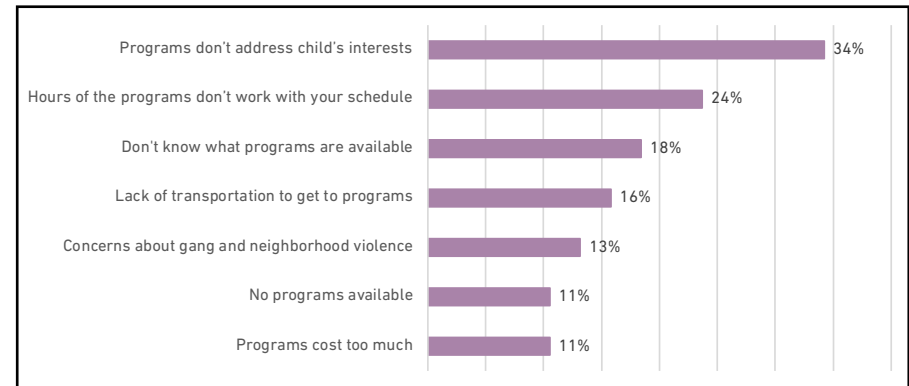
The most well-attended programs are those operated by the BGC, including their afterschool program at Barton Hill Elementary (K-5), middle and high school programs (6-12) at the Port of LA Club House, and summer camp program. Because of the proximity of the Port of LA Club House to Rancho, a high percentage of Rancho high school students participate in the College Bound or Career Bound programs according to BGC staff.

Barton Hill Elementary also offers six-weeks of summer school, but interest and utilization is low (20%) among the student population.

According to Rancho residents, the primary barriers to out-of-school time participation are a lack of programs that address their child's interests, incompatible hours of operation, lack of knowledge of programs available, and lack of transportation. A lack of transportation is particularly problematic for younger students whose parents are not comfortable with them taking public transportation.

There is also a lack of sports programming with easy access; soccer is available at Rancho, but any other sport (e.g. baseball, football) requires children to travel several miles to access those programs. Even if they are able to get there, children often lack the necessary equipment to be able to participate.

**Figure 2. Barriers to Out-of-School Time Participation**



- For first generation college students, additional supports are needed to help them successfully navigate applying to and enrolling in college, making the transition to college, and completing their degree.
- For non-college bound youth, there is not wide spread knowledge of the resources available to assist with the transition to work.
- Nearly half of all school-age youth do not participate in an organized out-of-school activity. Lack of programs that align with youth interests, and lack of nearby options for those activities that do impact participation. Transportation is particularly problematic for younger children.

## NEIGHBORHOOD ASSETS

The Barton Hill-Downtown neighborhood features a mix of uses including regional destinations, neighborhood-serving commercial centers, and community services. The Historic Downtown and adjacent San Pedro Historic Waterfront are regional destinations, and home to the Los Angeles Maritime Museum, the USS Battleship Iowa Museum, a cruise ship terminal, and many special events spaces. At the south end of the waterfront, the San Pedro Fish Market is a popular dining destination, and will be enhanced with the development of the San Pedro Public Market, a commercial development that will break ground in 2020.

More than 200 businesses are located in downtown San Pedro ranging from antiques and art supplies to men's and women's clothing and music; hair and nail salons, tattoo parlors, banks, convenience retail and restaurants offering a diversity of cuisine. There is a farmer's market downtown every Friday from 9am to 2 pm featuring locally grown fruits, vegetables, plants and flowers along with food trucks and live music.

With a long history of art and artists, the San Pedro Arts and Cultural District, which includes downtown San Pedro, was designated as one of

14 California Cultural Districts in 2017. Art galleries and performing arts venues - including the historic Warner Grand Theatre - draw thousands of visitors to concerts and events, and the monthly First Thursday ArtWalk.

With over \$100 million in investment coming to the waterfront, the San Pedro Historic Waterfront Business Improvement District (PBID) and San Pedro Chamber of Commerce are actively working to leverage and connect the impact of that investment to downtown San Pedro. For downtown business owners, activating vacant storefronts, increasing the diversity of businesses, improving the pedestrian experience, and having a cohesive marketing approach including signage are among the top improvements desired.

In October 2019, the PBID received approval to pilot a sidewalk dining program to activate downtown streets. Additionally, in May 2019, Century Housing, a member of the One San Pedro Collaborative, was awarded a \$50,000 "LIFT the Block" grant from Wells Fargo to support small business facade improvements in downtown San Pedro.



*From left to right: Farmer's Market in downtown San Pedro every Friday from 9am to 2pm, wall mural on Gaffey Street, and utility box art as a part of the "Unexpected San Pedro" public art project by the San Pedro Waterfront Arts District.*

## THE ARTS AND SAN PEDRO

San Pedro has a long history with the arts and the artist community. Since 1944, the downtown historic core has been renting space to artists for studios in storefronts and warehouses alike. Many commercial buildings also house studios, arts organizations and work/live options. Over the last decade, the artist community has grown significantly - attracted by lower rents and unique history of the area. The significance of the arts to the local economy was recognized when the San Pedro Arts and Cultural District was selected as one of 14 inaugural California Cultural Districts across the state in 2017 because of its thriving cultural diversity and unique artistic identity. As a designated Cultural District, under this pilot launch of the program, Districts are receiving technical assistance, opportunities for peer-to-peer exchanges, and support developing branding materials and promotional strategy. Lessons learned from the pilot will inform the launch of the full program.

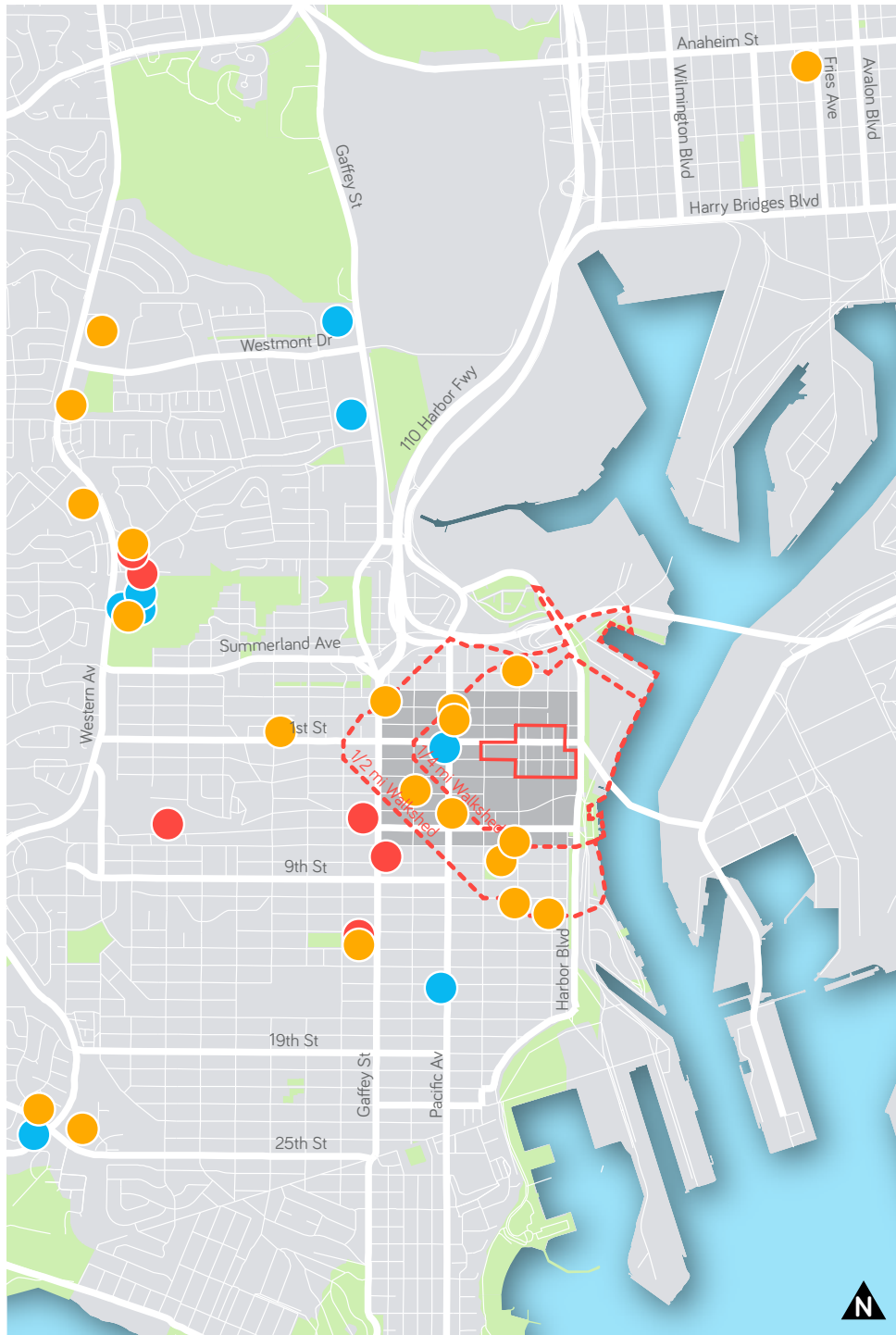
Today, over 40 art galleries are concentrated in the area between 3rd and 11th Streets, and Palos Verdes Street and Pacific Avenue. These galleries serve as the backbone for the First Thursday Art Walk started over 20 years ago and attract thousands of visitors monthly to the "gallery district" along 6th and 7th Streets to celebrate the visual arts, socialize, and dine at participating restaurants. Art permeates the community at all levels - on the street, along the roadway, in the downtown core, and reflected in people's pride of the community.

The redevelopment of Rancho plus the proposed neighborhood improvements place a high value on public art and how it can unify and distinguish a place, such as artistic crosswalks. With guidance from the San Pedro Waterfront Arts District, One San Pedro will include a well-curated public art program, designed to extend the Arts and Cultural District through the site, utilizing public outdoor spaces, circulation network, building facades, and amenity spaces for art. This public art walk will connect cultural assets and programming on 6th and 7th Streets, through One San Pedro to public art installations along the Harbor Boulevard Promenade and historic institutions along the waterfront.



*From downtown to the coast and to the harbor, public art is found everywhere in San Pedro and in every form.*

*From left to right: Mural at 7th and Mesa Streets in downtown; 25th Street Mosaic Wall in Coastal San Pedro; 300-foot long kinetic wind and sound sculpture on the waterfront*



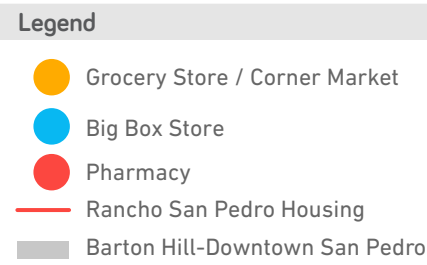
Within the neighborhood, the only big box retailer is Family Dollar at 1st Street and Pacific Avenue, and the only grocery store is Numero Uno Market at 5th Street and Pacific Avenue. There are a number of corner markets scattered throughout the area and a few specialty food stores like a butcher, but none provide the variety of products and pricing sought by residents. Rancho residents do patronize some of the downtown businesses, but the farmer's market is considered to be expensive and the stores downtown do not meet daily shopping needs.

Outside of the immediate neighborhood, the closest pharmacies are located on Gaffey Street at 5th Street (Rite Aid) and 8th Street (CVS). There are clusters of grocery stores, pharmacies, and big box stores scattered along Western Avenue north of Summerland Avenue approximately 2 miles away. The nearest Target is on Gaffey Street north of Summerland Avenue. The closest Walmart is in Torrance over 8 miles away. Hills, wide and busy streets, and the distance to amenities make it difficult for Rancho residents to walk or bike to destinations west of Gaffey Street.



*View from Gaffey Street looking west on Summerland Avenue - the elevation increases rapidly going towards Western Avenue and Rancho Palos Verdes*

Among the top businesses desired in the neighborhood across all residents surveyed, whether they lived in Rancho, Barton Hill-Downtown or the rest of San Pedro, another grocery store and a farmer's market were at the top of all lists. Retail priorities diverged then - Rancho residents wanted more day-to-day retail like a clothing store and a pharmacy - they really wanted a Walmart; Barton Hill-Downtown and other residents wanted more sit down restaurants.



## PLANNING SPOTLIGHT: WELLS FARGO “LIFT THE BLOCK” GRANT



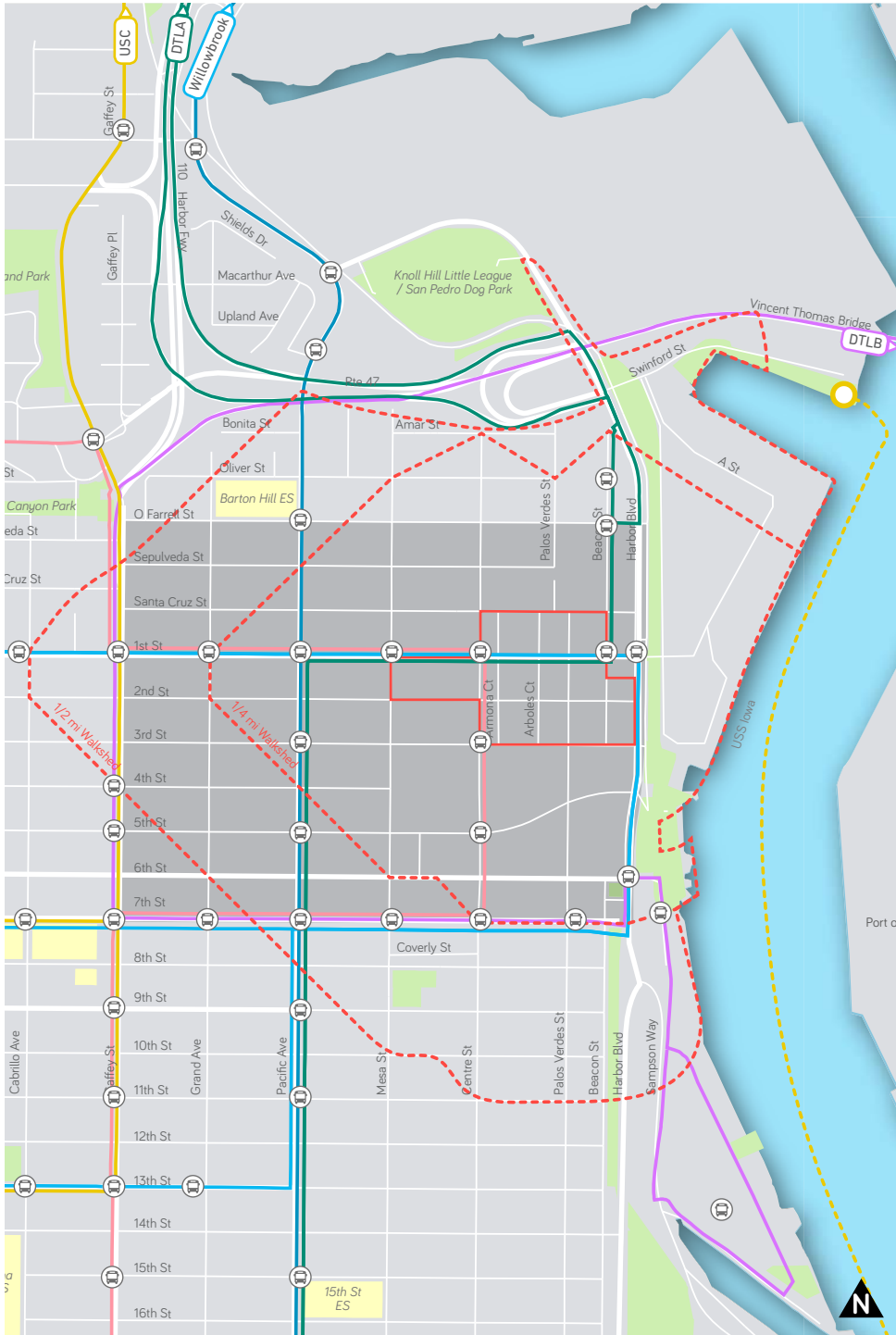
*Existing façade conditions on the west side of the 600 (top) and 700 (bottom) blocks of Pacific Avenue*

With redevelopment of the waterfront into a vibrant restaurant and entertainment venue underway, investment in new housing construction, and the development of projects such as AltaSea (focused on ocean-based economic development solutions), San Pedro is experiencing a boom of economic growth. The San Pedro Chamber of Commerce has been at the forefront of many of these initiatives, and has worked to provide a seamless interface between LA Waterfront improvements and downtown San Pedro to benefit small businesses in the historic core. The Chamber believes that improved storefronts will help bring more investment downtown and encourage further community revitalization.

In April 2019, the Chamber in partnership with Century Housing, one of the members of the One San Pedro Collaborative, was awarded a \$50,000 “LIFT the Block” grant from the Wells Fargo Foundation for the Chamber’s Façade Improvement Program. The Program is designed to encourage property owners and businesses to improve the exterior appearance of their buildings in preparation for the influx of new visitors and residents to the area. The “LIFT the Block” grant is being used to provide matching grants to commercial properties and/or business owners in the historic core to make exterior improvements to commercial buildings. Priority is being given to property owners who agree to remove exterior security bars from their building. To be eligible, a business must work with an approved design consultant and meet the following requirements:

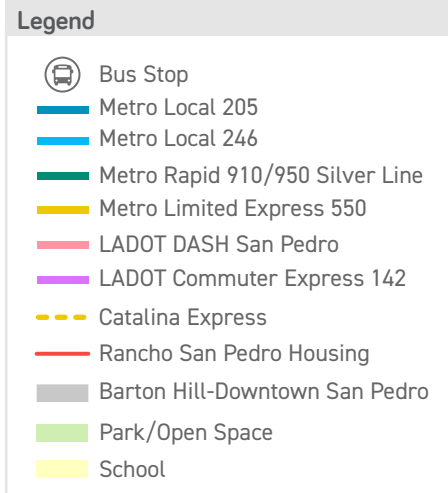
- Building must be located on 6th or 7th Streets between Pacific Avenue and Harbor Boulevard, or on Pacific Avenue between 5th and 9th Streets;
- Property storefront must be visible from the street; and
- Eligible improvements include awnings, doors, signage, decorative improvements, lighting, paint or windows..

Century Housing and its partners in the One San Pedro Collaborative are serving as the fiscal sponsor, and the Chamber is administering the program. The Program started July 1, 2019 and will end on June 30, 2020, but the Chamber will continue to seek funding to enable additional improvements.



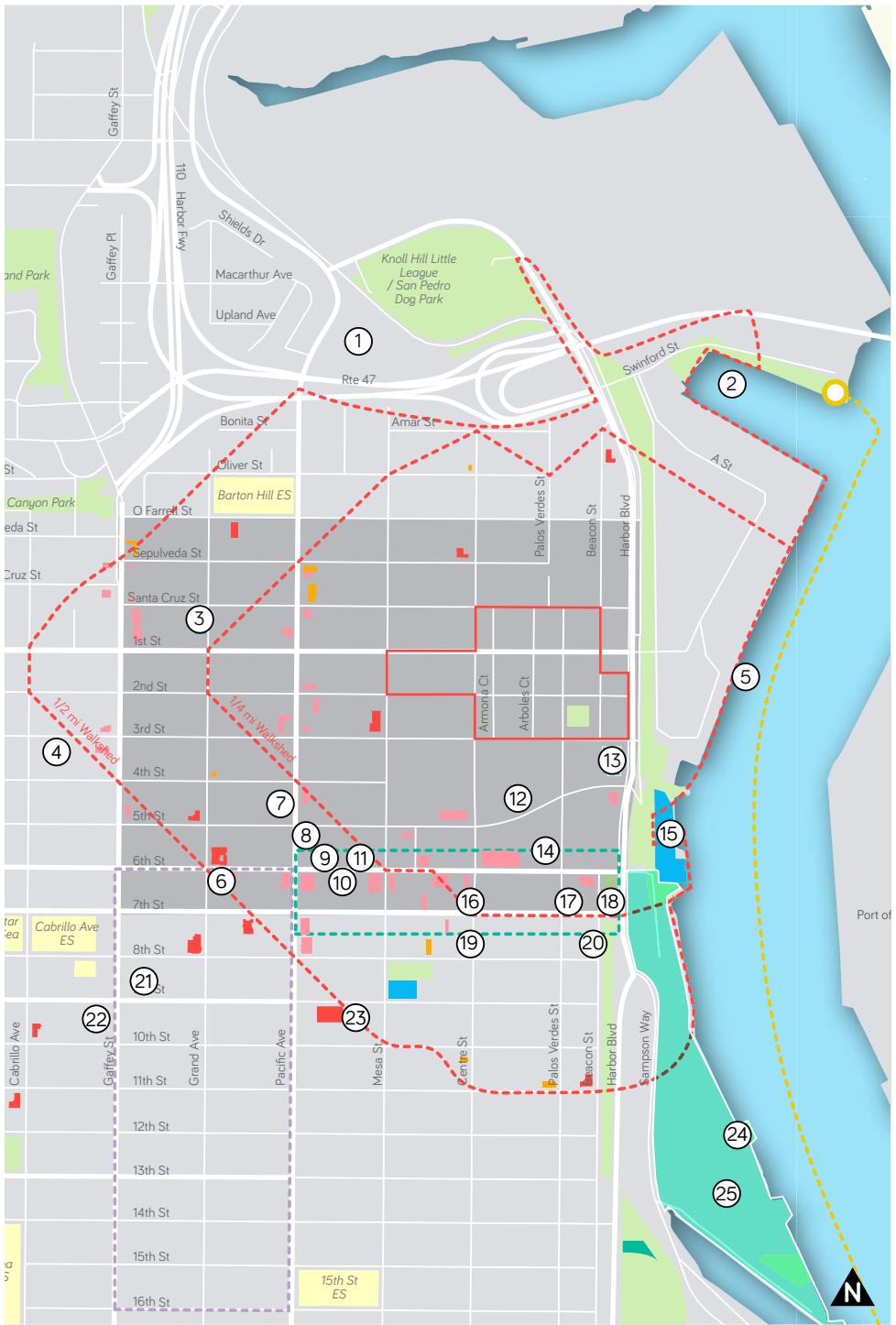
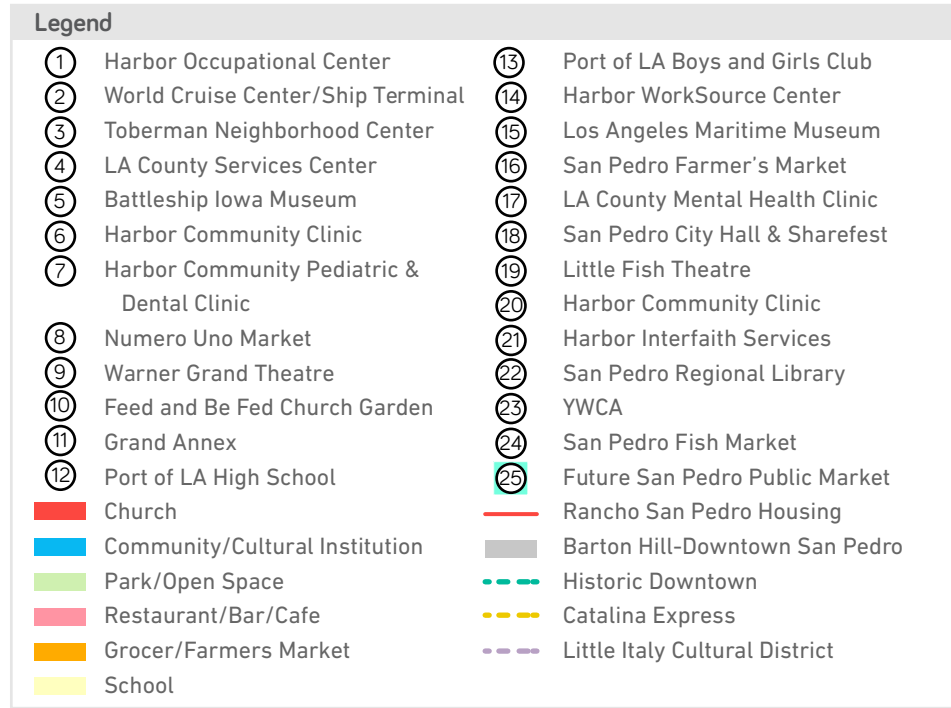
The area is served by two LADOT lines and four LA Metro lines:

- LADOT Dash San Pedro offers local transportation to areas within San Pedro including Dana Middle and San Pedro High Schools, and the Park Plaza Shopping Center on Western Avenue with a CVS, Ross Dress for Less, Sprouts Farmers Market, Petco, and Office Depot among others.
- LADOT Commuter Express 142 runs along the perimeter of the neighborhood, connecting the area to the LA Waterfront and Downtown Long Beach and the Long Beach Transit Gallery (26 minutes).
- Metro Local 205 runs from downtown San Pedro north, and loops around LA Harbor College (50 minutes) and the Harbor Gateway Transit Center (80 minutes) prior to arriving in Willowbrook (140 minutes).
- Metro Local 246 runs along Pacific Avenue and goes to the Harbor Gateway Transit Center (45 minutes) to the north, and Point Fermin Park to the south.
- Metro Rapid 910/950 passes through Downtown Los Angeles (70 minutes) on the way to El Monte (100 minutes).
- Metro Limited Express 550 runs along Gaffey Street and provides access to the University of Southern California just south of Downtown (75 minutes)



Since many Rancho students rely on the DASH to get to and from school, due to bus overcrowding, residents would like to see more frequent service during the mornings and afternoons when children are going to and from school. Additionally, over one-quarter of Rancho residents rely on public transit as their primary mode of transportation, and bus stop improvements with seating, shade and signage are desired.

A number of service providers are located within a one-half mile radius of Rancho including the Port of LA Boys and Girls Club offering afterschool activities; Pacific Gateway Harbor WorkSource Center offering employment search and training services; Harbor Occupational Center offering job training, ESL and GED classes; Harbor Community Clinic, a Federally Qualified Health Center, that offers a full range of medical and behavioral health services and just opened a new pediatric and dental clinic; and Toberman Neighborhood Center, a long-standing service organization offering youth, family and community programs and is also the local FamilySource Center.



## EXISTING HOUSING AND NEW PLANNED DEVELOPMENT

In Barton Hill-Downtown, the housing stock ranges from single-family detached homes on the north that gets denser and taller the closer to downtown, including a 16-story high rise. The housing in this area is also denser than the rest of San Pedro. While two-thirds of the housing stock across San Pedro was built 60+ years ago, the single-family homes in Barton Hill-Downtown are generally more modest and show more signs of deferred maintenance. This area also has a lower homeownership rate, lower housing values, and lower rents than the rest of San Pedro.



*Modest single-family homes showing signs of deferred maintenance*

However, change is coming. Driven partly by the recovery of the real estate market after the 2008 crash, but more by the redevelopment of Ports O'Call into the San Pedro Public Market and the designation of the area as an Opportunity Zone, there are a number of new developments either under construction or proposed that will change the look, feel and market dynamics of the community. Most projects include market-rate residential above retail, and usually a limited number of low-income units.



*Rendering of 550 Palos Verdes Apartments*

### **1 - Hope on 6th (proposed)**

Spearheaded by the United Methodist Church of San Pedro, 49 affordable rental units coupled with on-site services and health clinic are proposed on the parking lot next to the Church.

### **2 - 5th Street Mixed-Use Project (proposed)**

Developers propose to redevelop an existing surface parking lot into an 8-story mixed use project with 99 apartments (with 8 units for extremely low-income residents), and 2,000 sf of commercial space.

### **3 - Boutique Hotel (proposed)**

A seven-story boutique hotel with 80 guest rooms, ground floor commercial and a rooftop bar has been approved at the corner of 6th Street and Pacific Avenue next to the historic Warner Grand Theatre.

### **4 - Workforce Housing (proposed)**

Linc Housing and National Community Renaissance are proposing a 91-unit workforce housing development including 2,600 sf of community event and social space.

### **5 - Courthouse Revitalization (proposed)**

The former courthouse will be replaced with a 6-story mixed-use project with 263 apartments (29 for low-income residents), and 18,000 sf of commercial space including a new grocery store.

### **6 - 550 Palos Verdes Apartments (under construction)**

A new mixed-use complex under construction on Palos Verdes Street that will provide 375 new apartments and 5,000 sf of ground floor retail space. Completion is expected in early 2020.

### **7 - 7th Street Mixed Use Project (proposed)**

A new mixed-use 5-story building with 32 apartments plus a restaurant and retail on the ground floor is proposed to replace a small commercial building and parking lot in the downtown district.

### **8 - 24 on Centre (under construction)**

24 on Centre is a new small lot subdivision at the intersection of 8th and Centre Streets. Twenty-four new single family residences are under construction with sales currently underway.

### **9 - Harbor View House (proposed)**

Built in 1925, this Los Angeles Historical Cultural Monument is being converted into 100 housing units with 8 units set for extremely low-income residents and approximately 14,750 sf of commercial space.



### 10 - 111 N. Harbor Boulevard (proposed)

A 7-story mixed-use development with 120 apartments including 11 affordable and 9 ground floor live/work units, plus 4,200 sf of street-fronting retail is proposed on approximately 30,000 sf. The project is expected to break ground in 2020 and open before the end of 2021.

### 11 - Grinder Restaurant (proposed)

Currently occupied by Grinder restaurant, 511 S. Harbor Boulevard is proposed to be redeveloped into an 8-story 137-unit apartment building, with 16 units set aside for very low income households.

### 12 - 407 N. Harbor Boulevard Modular Housing (proposed)

A mixed-use 6-story building, built with prefabricated modular units, containing 63 units, including 8 affordable units, plus 2,800 square feet of office space is proposed to replace an existing small commercial building.

### 13 - Topaz Building (proposed)

The new owner of the Topaz Building downtown is proposing to convert the 12-story office tower into 228 apartments and live/work dwellings with 15,000 square feet of ground floor retail space.

### 14 - Vinegar Hill Apartments (proposed)

A multi-story building with 56 apartments, including 6 for extremely-low income households, is proposed for a 17,000 square foot vacant lot located at 420 W. 9th Street.

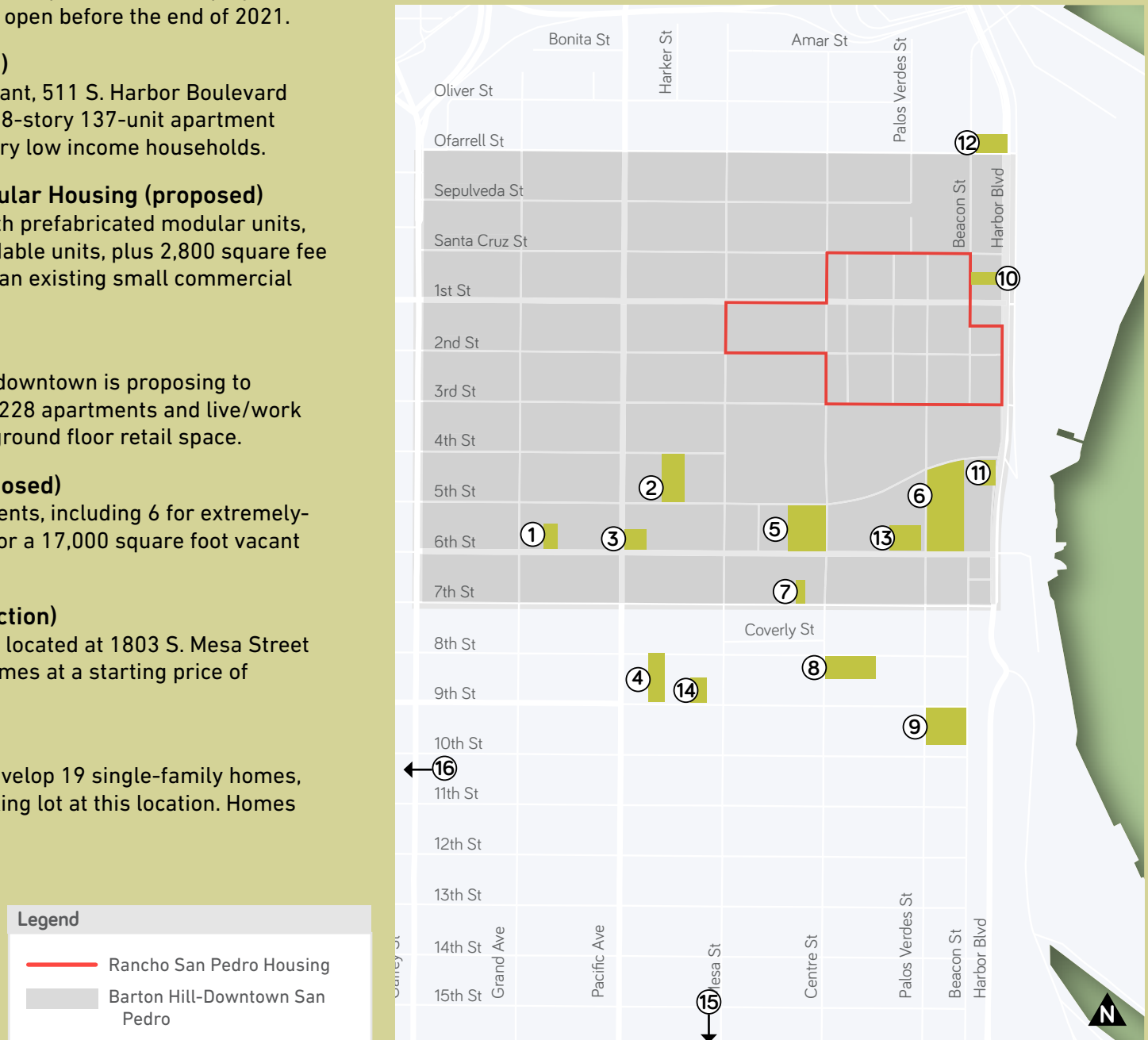
### 15 - 22 @ Portside (under construction)

Nearing completion, this development located at 1803 S. Mesa Street offers 22 single-family three-story homes at a starting price of \$650,000.

### 16 - 867 W. 10th Street (proposed)

Square One Homes is planning to develop 19 single-family homes, replacing the current church and parking lot at this location. Homes are expected to be completed in 2021.

## NEW PLANNED DEVELOPMENT (PROPOSED AND UNDER CONSTRUCTION)



## NEIGHBORHOOD CHALLENGES

Public safety was the number one concern among Rancho and Barton Hill-Downtown residents and business owners. The violent crime rate in Barton Hill-Downtown is about 50% higher than the City, and the perception is that most of it happens east of Pacific around Rancho. However, where crime occurs more often is downtown and along the major north-south thoroughfares (Gaffey Street and Pacific Avenue). The LAPD does believe there is underreporting of crime around Rancho due to fear of reprisals, mistrust of the police, or language barriers.

According to the LAPD, gangs are considered the primary perpetrators of violent crime in the neighborhood, and the homeless tend to engage in petty crimes to fund their addictions. The City and County of LA are both currently working to address the homeless issue. In 2016, both the City and County passed funding measures (Proposition HHH and Measure H, respectively) to fund the development of housing for homeless individuals and families.

Police also feel that a lack of positive outlets is pushing youths to join gangs to gain a sense of belonging and respect. There are a few gang-focused programs in San Pedro, but more are needed. Toberman

Neighborhood Center runs two programs, gang prevention and gang intervention, both funded by the City Mayor's Office of Gang Reduction & Youth Development (GRYD), both of which has proven effective in helping at-risk youth from joining a gang and helping gang members leave the gang life.

Aside from crime, other factors that contribute to residents not feeling safe are a lack of street lighting at night, speeding cars that do not obey traffic signals or stop at crosswalks, and "hanging out" by groups of youths and young adults.

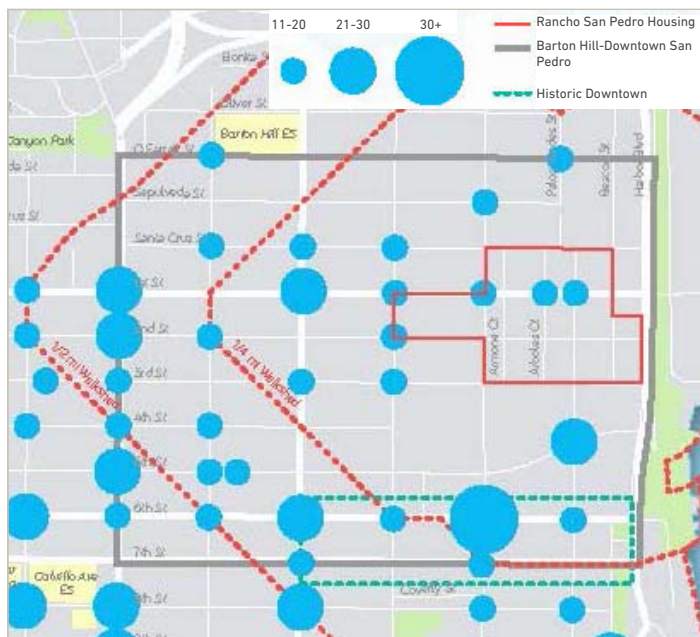
### A COMMUNITY "APART"

Early in the planning work, the disconnect between Rancho and the Barton Hill-Downtown community "down the hill" from the rest of San Pedro "up the hill" was hinted at in both individual and group discussions. Breaking down these "walls" built with misconceptions that frequently aligned on income, race and cultural heritage lines became one of the key goals of the planning process.

As a whole, the community of San Pedro finds common ground when it comes to safety. Additionally, everyone in San Pedro, no matter where they live, feel a deep connection to community and have a strong desire to stay. Rancho residents are no different and the vast majority want to remain in Rancho after it is redeveloped.

There is a universal belief that San Pedro is a unique place and residents want to make sure new development does not change the essence of the community - defined by its connection to the waterfront, the multi-cultural community, its artistic heart and community-centered downtown. Bringing the community together through these unifying themes will help to build bridges between residents of Rancho, Barton Hill-Downtown, and the greater San Pedro area.

The Community Advisory Council, community workshops, walk audits, focused discussions and the work of the Planning Liaisons were but some of the activities that brought different stakeholders together to discuss their concerns and interests and find spaces of commonality. The name of this plan - "One San Pedro" Transformation Plan - reflects the goal of this planning effort to reconnect these communities within communities back with each other.

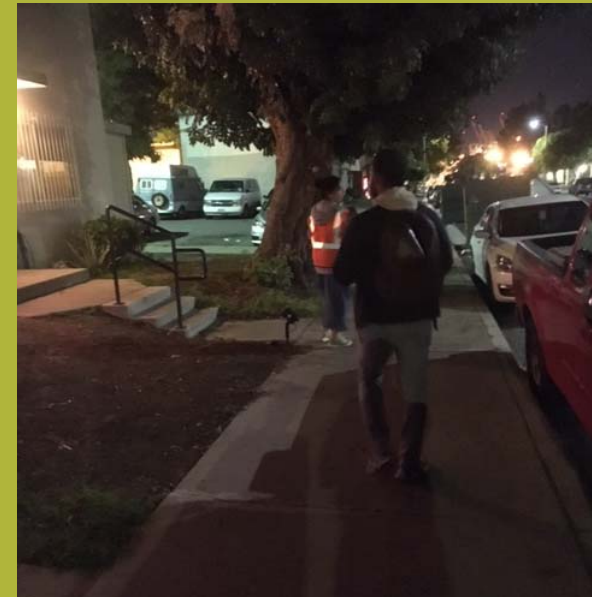


Incidents of Crime - July 2017 to June 2018

## PLANNING SPOTLIGHT: WALK AUDITS

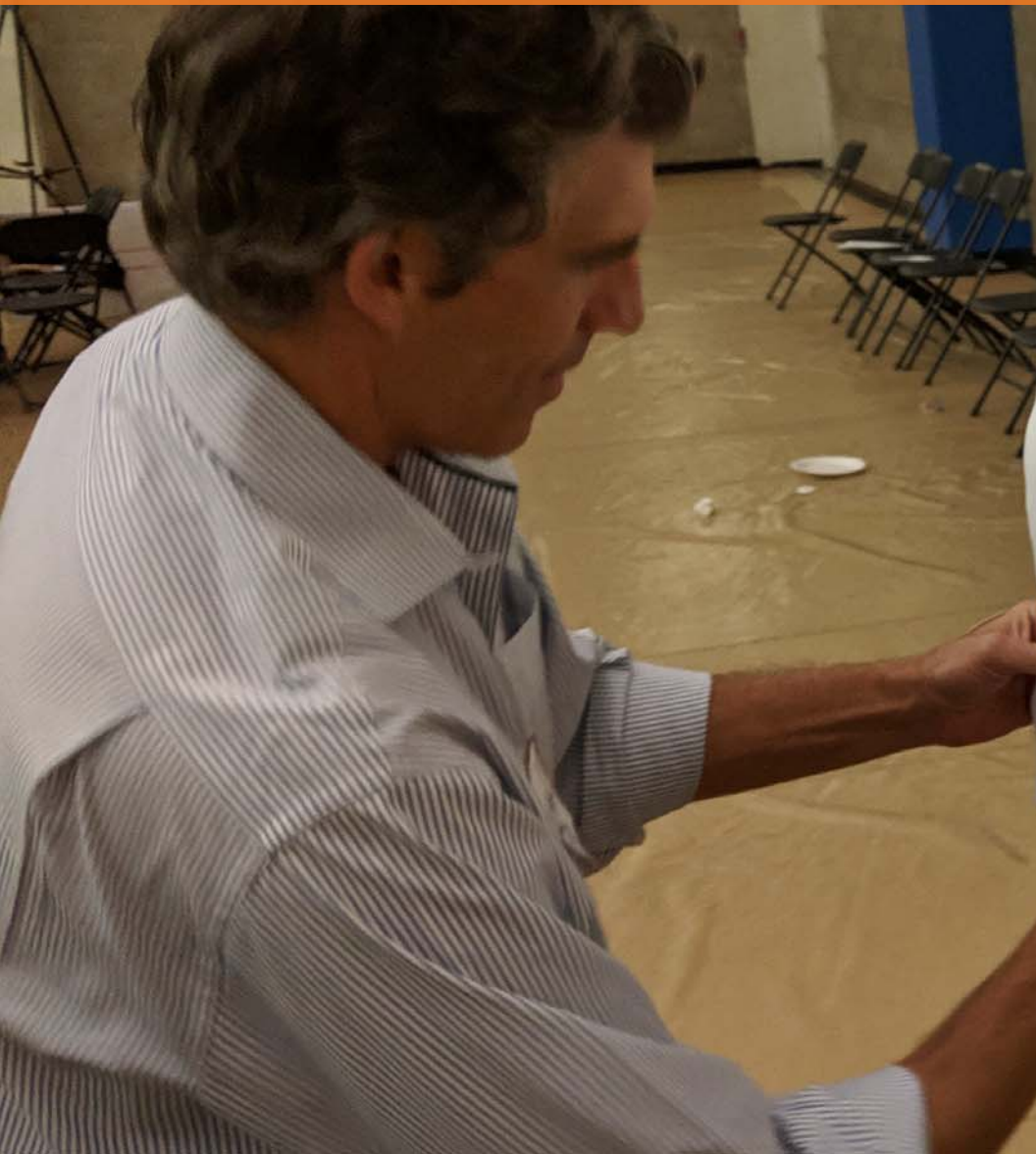
To get more information about the pedestrian experience in Barton Hill-Downtown especially around Rancho, HACLA and its partners organized a walking street audit to document street conditions, landmarks known to residents, and accessibility. All community members were invited to participate in either or both walking audits - one during the day on less congested streets, and one at night in highly congested areas. Focal areas included heavily used pedestrian passageways and intersections where public transit is accessed by residents. Facilitated by LANI staff, participants in the 2-3 hour walk audits included Rancho, Barton Hill-Downtown and other San Pedro residents, members of the One San Pedro Collaborative, and the Los Angeles County Commissioner on Disabilities.

Recording data on large maps, observations included sidewalks in need of repair or lacked proper clearance for a wheelchair, bus stops needing improvements, places where crosswalks should be installed or repainted, intersections that lacked curb cuts, streets with speeding traffic, driver compliance with pedestrian signals, frequency of safe crossing points across busy streets, and where street trees needed pruning because they obscured visibility of other cars and pedestrians. The evening walk audit also highlighted a number of places that were dark and needed street lights or the street lights needed to be repaired. This data was combined with other available data to develop specific improvements for the neighborhood.



*From left to right: LA County Commissioner on Disabilities briefing audit participants prior to the walk audit; walk audit participants recording observations during the day and evening audits*

# 4 OUR COMMUNITY TOMORROW



h, 2023

Greetings my dear friend!

I'm excited to tell you about the place I call home!

Maybe you've heard of it? San Pedro is pretty well-known for being family friendly <sup>and exciting</sup> a fun destination <sup>and neighborhood</sup>, and its unique diverse community. My community has the

things we really need, including lots of recreation.

places to visit for kids, shopping and restaurants you should visit!

There is so much to do, like entertainment. The place I

live just added parking a security and access to health care.

you visit, you won't forget the landmarks and art. This is

a great place for raising a family and visiting!!! <sup>and museums.</sup>

Do you want to be here?

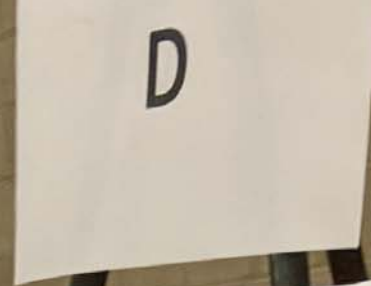
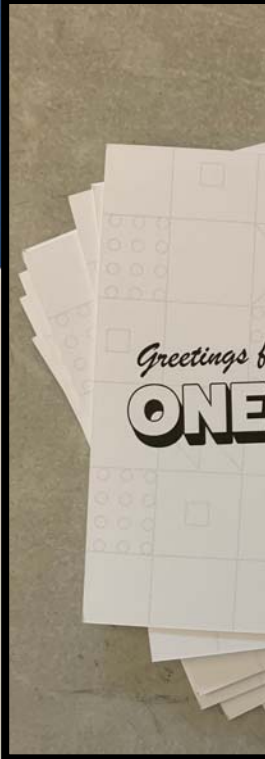
Tell me!

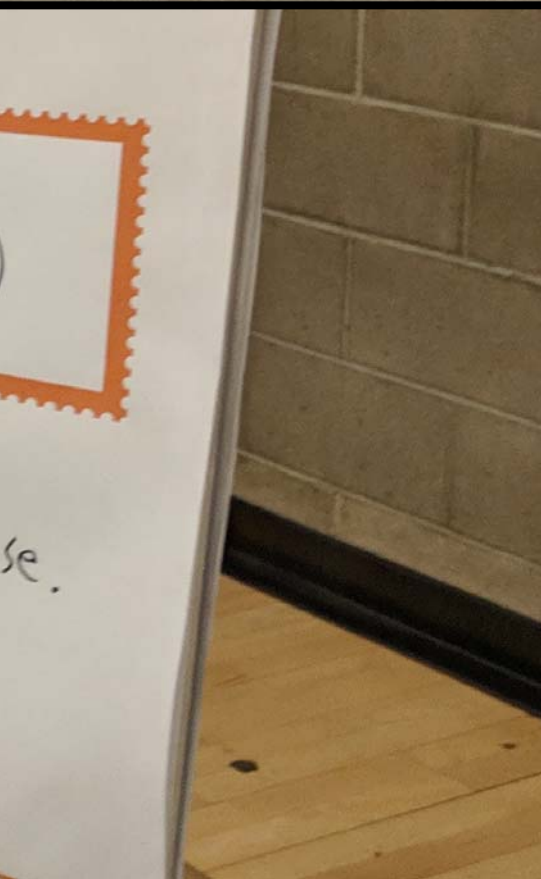
TO:

MAYOR BUSCAINO



→ and affordable homes to purchase





**What does a “One San Pedro” look like in the future?**

**What are our values?**

**What needs to be addressed and what are our priorities?**

From the outset, HACLA and its partners prioritized an extensive community engagement process to create a collaborative vision for the redevelopment of Rancho and Barton Hill-Downtown. Over the last two years, the community has been deeply involved in all aspects of the planning process, from sharing information via in-depth household surveys, to participating in the developer selection process, providing input and feedback at four community workshops, engaging in small group conversations between residents and service providers, partaking in capacity building activities to learn about the basic planning principles,

and taking two bus tours - one to HACLA’s completed public housing redevelopments plus Jordan Downs, and one to other housing communities to see different building densities and built forms - and one trip to Seattle to visit another Choice Neighborhoods transformation underway and speak with affected residents.

The input gathered from these engagement activities is reflected in the vision, goals and strategies articulated in this chapter. Organized using the Social Determinants of Health framework, the One San Pedro Transformation Plan addresses the factors that

impact health and the ways health defines the lives of individuals, families and communities.

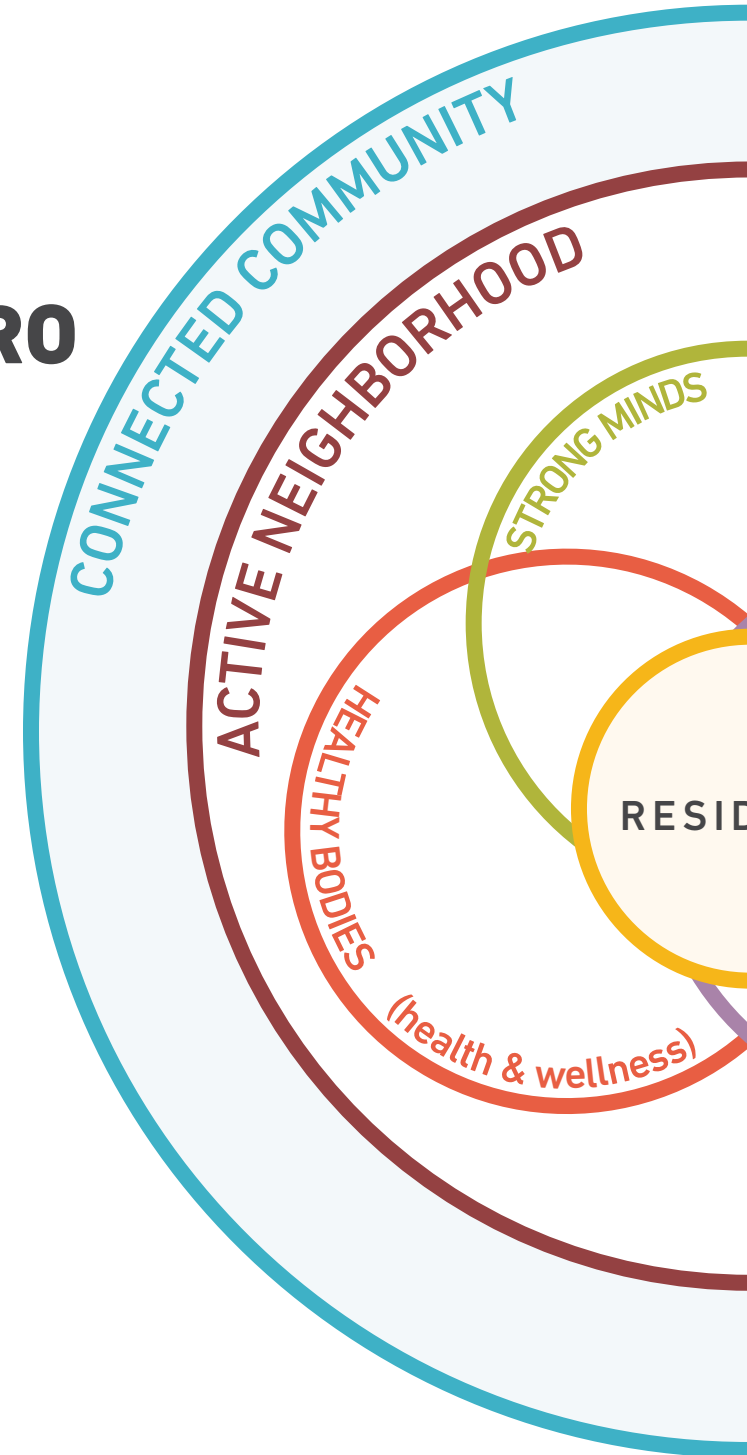
Rancho residents, CAC members and the One San Pedro Alliance were asked to prioritize activities under each strategy area. The order of activities within each strategy area and timeframe are reflective of their prioritization. Overall, resident voices were given more weight than the CAC or Alliance if there were differences in priorities. Additionally, Alliance members identified key partners for each activity using an asset mapping approach; those key partners are also listed by activity.

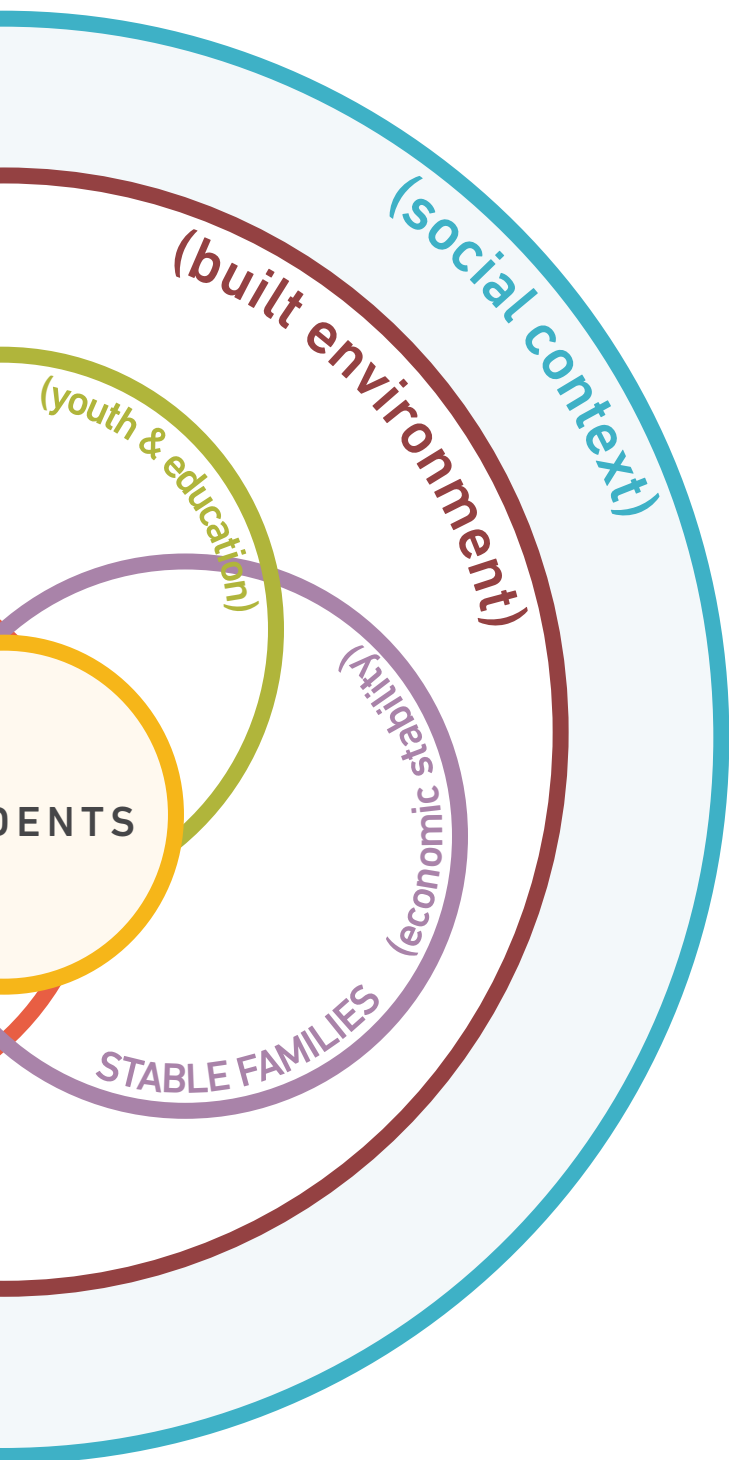
*Photo to left: Postcard from the Future exercise during Community Workshop #1*

## VISION STATEMENT

ONE SAN PEDRO will thrive as a revitalized, mixed-income community that builds on its existing assets and creates new, high quality housing options. Adjacent to the waterfront and downtown, ONE SAN PEDRO will be a model for other revitalization efforts, with neighborhood-serving retail and community and economic activity. It will be a safe neighborhood with new parks and recreational opportunities, walking and biking streets, and a variety of housing and supportive service options. ONE SAN PEDRO will be a community that families are proud to call home.

# ONE SAN PEDRO





## GUIDING PRINCIPLES

ONE SAN PEDRO is a community...

...that is safe

...where there is quality open space  
and amenities

...that connects and strengthens

...that enhances health and wellness

...that is developed from within

...that replaces existing housing with  
limited disruption

...where everyone feels welcome

...that is created through cultivating a  
collaborative vision

...that benefits residents right now

## PLANNING SPOTLIGHT: COMMUNITY ADVISORY COUNCIL (CAC)

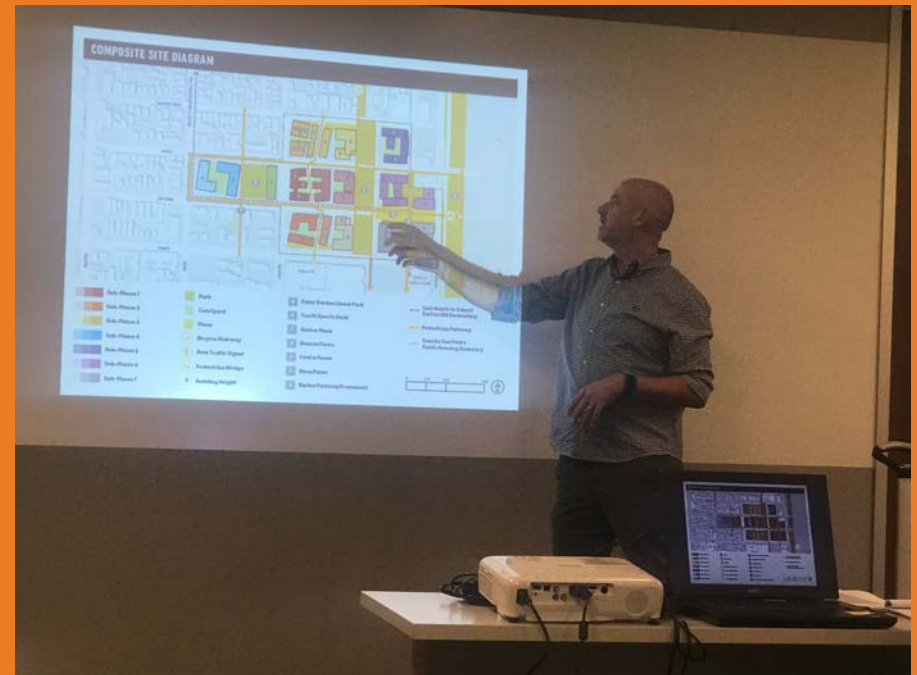
The Community Advisory Council (CAC), formed in February 2018, has 29 members including Rancho residents, neighbors, stakeholder organizations and partner agencies. Chaired by Council District 15, with the President of the Rancho Resident Advisory Council serving as Vice Chair, the CAC is charged with:

- ensuring that all policy and project decisions are well-informed by community and resident input
- providing a forum for diverse perspectives
- ensuring that HACLA and the City are aware of neighboring projects, programs or concepts that may impact the future redevelopment of Rancho; and
- incorporating best practices and community input into all aspects of the process and future implementation.

The CAC met on a bi-monthly basis throughout the planning process with special meetings as needed. Members weighed in on the housing program as it was developed, provided input on priorities for the different strategies, and identified specific troublesome areas within the community. The CAC was also instrumental in developing the application and selection process for the \$1.2 million in Action Activity funding available to carry out impactful but limited physical improvements in the community to jump start revitalization.

*Top picture: Development team's master planner reviewing the preferred housing site plan with CAC attendees*

*Bottom picture: CAC members listening to a presentation on Action Activities prior to discussing the idea generation and selection process*





## PLANNING SPOTLIGHT: ONE SAN PEDRO ALLIANCE



*One San Pedro Alliance members hard at work*

Redevelopment of Rancho and investment in the surrounding community is not only about changing the physical landscape but improving lives as well. Modeled after the successful Collective Impact approach at Century Housing's Villages at Cabrillo in Long Beach, HACLA and the development team formed the One San Pedro Alliance.

The Alliance is an affiliation of service providers, government agencies and stakeholder organizations committed to a collective impact approach of measuring and addressing the needs of Rancho residents. The goal is to provide a platform for existing stakeholders to communicate, coordinate efforts and collaborate in a manner that will result in better access to and implementation of services. With over 35 member organizations currently, additional members are added as excitement grows around the redevelopment of Rancho and the potential for making a difference in people's lives. The Alliance meets on a monthly basis, and was a key partner in the development of the human capital elements of the One San Pedro Transformation Plan. Members actively participated in focused discussions with Rancho residents to shape the strategies and activities.

As redevelopment proceeds, the Alliance will provide a forum for members to discuss policy matters, development activities, fundraising opportunities, advocacy efforts, and shared best practices. It is also expected that many of the members will be part of the network of providers that works with Rancho residents to address their needs.

### ONE SAN PEDRO ALLIANCE MEMBERS (AS OF FEBRUARY 2020)

- Angels Gate Cultural Center
- Barton Hill Elementary School
- Boys & Girls Club of the Los Angeles Harbor
- California State Assembly District #70
- California State University Dominguez Hills
- Century Housing
- Child Lane (formerly Comprehensive Child Development)
- City Council District 15
- Grand Vision Foundation
- Harbor Community Benefit Foundation
- Harbor Community Health Centers (formerly Harbor Community Clinic)
- Harbor Interfaith Services
- Harbor Occupational Center
- Housing Authority of the City of Los Angeles
- LA Conservation Corps
- LA County Department of Mental Health
- LA County Department of Health Services
- LA Unified School District - Local District South
- LA County San Pedro Service Center
- LA Harbor College
- LA Police Department
- MCS BusinessSource
- National Community Renaissance
- NEW Economics for Women
- Pacific Gateway Harbor WorkSource and YouthSource Center
- Providence Health & Services
- PV Jobs
- St. Peter's Episcopal Church
- San Pedro and Peninsula YMCA
- San Pedro Mental Health Center
- San Pedro Regional Library
- San Pedro United Methodist Church
- Sharefest Community Development
- The Richman Group
- Toberman Neighborhood Center
- Warner Grand Theatre
- YWCA of Harbor Area & South Bay

# STRONG MINDS

## (YOUTH & EDUCATION)

*From cradle to college and/or career and beyond, STRONG MINDS focuses on helping youth positively transition from one life stage to the next, building their foundation for individual long-term growth and success.*

- 41% of Rancho residents are under the age of 18 - 22% of households have children 5 and under, 49% have school age children (K-12)
- 84% of Rancho family households are single-parent
- Rancho students attend 25 different schools
- 55% of Rancho households have annual incomes below \$20,000

STRATEGY	TIMEFRAME
Focus on kindergarten readiness	Short (1-2 years)
	Medium (3-5 years)
	Long (5+ years)
Engage youth in motivating out-of-school time programs	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)

- Program knowledge v. utilization
  - » Youth programs - 53% v. 14%
  - » Child care - 48% v. 15%
  - » Parent support - 47% v. 14%
- 55% of children under 5 are not participating in a standards-based early childhood program
- 46% of students do not participate in afterschool programs

- 42% of adults do not have a high school diploma/ GED
- One-third of parents regularly participate in school activities, 22% never do
- Lack of child care is a barrier to...
  - » using needed services
  - » finding and/or keeping work
  - » parental involvement in their child's school

## KEY DATA POINTS

ACTIVITIES	KEY PARTNERS
Provide access to Mommy & Me classes for socialization and developmental programming	<ul style="list-style-type: none"> <li>• Toberman Neighborhood Center</li> </ul>
Increase participation in Early Head Start's visitation program	<ul style="list-style-type: none"> <li>• Toberman Neighborhood Center</li> <li>• Volunteers of America</li> <li>• World Tots</li> </ul>
Expand # of licensed Family Child Care Homes and opportunities for standards-based care	<ul style="list-style-type: none"> <li>• Brighter Days Early Learning @ St. Peter's Episcopal Church</li> <li>• California Assembly District #70</li> <li>• Child Lane</li> <li>• Harbor Interfaith Services</li> <li>• Toberman Neighborhood Center</li> </ul>
Connect students to internship, volunteer and job skill development opportunities	<ul style="list-style-type: none"> <li>• California Assembly District #70</li> <li>• Harbor Interfaith Services</li> <li>• Harbor Occupational Center</li> <li>• HACLA</li> <li>• LA Harbor College</li> <li>• Local High Schools</li> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Providence Health &amp; Services</li> <li>• San Pedro Neighborhood Councils</li> <li>• Toberman Neighborhood Center</li> </ul>
Create a sports equipment "lending library" to expand sports options	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• City of LA Parks and Recreation</li> <li>• San Pedro &amp; Peninsula YMCA</li> <li>• Toberman Neighborhood Center</li> </ul>
Host semi-annual information and enrollment fairs for youth programs and collect updated data on interests	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• Harbor Community College</li> <li>• Harbor Community Health Centers</li> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• Sharefest Community Development</li> <li>• Toberman Neighborhood Center</li> </ul>
Explore alternative transportation options to/from youth programs	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• Toberman Neighborhood Center</li> </ul>

STRATEGY	TIMEFRAME	ACTIVITIES
<b>Build parent/caregiver capacity</b>	Medium (3-5 years)	Establish a parent resource center (workshops, information, gathering space)
	Medium (3-5 years)	Support parents/caregivers to pursue additional education and be an educational role model for their children and others
	Medium (3-5 years)	Explore cooperative childcare models to enable parent/caregiver self-growth
<b>Foster an environment of academic achievement and growth</b>	Short (1-2 years)	Connect students to academic supports and extended learning opportunities
	Medium (3-5 years)	Provide alternative educational and career pathway options for non-college bound students
	Medium (3-5 years)	Create an atmosphere that encourages adults to further their education and knowledge whether participating in ESL, GED or certification programs or pursuing a four-year degree
	Medium (3-5 years)	Link first generation college students with mentoring and support programs to facilitate the transition to college
	Medium (3-5 years)	Continue to seek in-school partnership opportunities to expand student exposure to a variety of programming
	Long (5+ years)	Locate an on-site library services portal in the new development

## KEY PARTNERS

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Harbor Interfaith Services - Family Resource Center</li> <li>• Harbor Occupational Center - Adult Learning Center</li> <li>• Pacific Gateway Harbor WorkSource Center</li> </ul> | <ul style="list-style-type: none"> <li>• San Pedro United Methodist Church</li> <li>• Toberman Neighborhood Center</li> <li>• YWCA of Harbor Area &amp; South Bay</li> </ul>                             |
| <ul style="list-style-type: none"> <li>• Harbor Occupational Center - Adult Learning Center</li> <li>• HACLA</li> <li>• LA Harbor College</li> </ul>  | <ul style="list-style-type: none"> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• Toberman Neighborhood Center</li> </ul>   |
| <ul style="list-style-type: none"> <li>• San Pedro United Methodist Church</li> </ul>   |  |
| <ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• Harbor Community Health Centers</li> <li>• Harbor Occupational Center</li> </ul>   | <ul style="list-style-type: none"> <li>• LA Harbor College</li> <li>• LA Unified School District</li> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Toberman Neighborhood Center</li> </ul> |
| <ul style="list-style-type: none"> <li>• Harbor Occupational Center</li> <li>• International Longshore &amp; Warehouse Union (ILWU)</li> <li>• LA Harbor College</li> <li>• LA Unified School District</li> </ul>         | <ul style="list-style-type: none"> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Toberman Neighborhood Center</li> <li>• Youthbuild</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Harbor Interfaith Services</li> <li>• Harbor Occupational Center - Adult Learning Center</li> <li>• LA Harbor College</li> </ul>   | <ul style="list-style-type: none"> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Toberman Neighborhood Center</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• California State University - Dominguez Hills and Long Beach Educational Opportunity Center</li> </ul>                             | <ul style="list-style-type: none"> <li>• Harbor Occupational Center</li> <li>• LA Harbor College</li> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Toberman Neighborhood Center</li> </ul> |
| <ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• Harbor Occupational Center</li> <li>• LA Harbor College</li> </ul>   | <ul style="list-style-type: none"> <li>• Local High Schools</li> <li>• Pacific Gateway Harbor YouthSource Center</li> <li>• Toberman Neighborhood Center</li> </ul>                                      |
| <ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> </ul>   | <ul style="list-style-type: none"> <li>• San Pedro Regional Library</li> </ul>   |

# STRONG MINDS

(YOUTH & EDUCATION)  
(CONTINUED)

# HEALTHY BODIES

## (HEALTH AND WELLNESS)

*Feeling good, both physically and mentally, is an essential part of personal well-being and enabling positive engagement both socially and economically; HEALTHY BODIES focuses on creating a culture of wellness that meets residents where they are and provides them with the resources to address their individual health needs.*

- 13% of Rancho residents report having a disability; 26% of households receive Supplemental Security income (SSI)
- 10% of Rancho residents do not have health insurance
- 46% have a primary care doctor they see and 30% use the Harbor Community Health Center; only 8% go to the emergency room
- 45% of Rancho respondents consider their own health to be fair or poor

STRATEGY	TIMEFRAME
Enable access to quality and timely physical and mental health services	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)

- Top unmet health care needs are eye care (21%) and dental care/orthodontics (20%)
- Most prevalent chronic health conditions are diabetes (28%) and high blood pressure (25%) - only about half with a chronic health condition are being treated for it
- Need for mental health services is likely underreported among residents
- Program knowledge v. utilization

- » Health care - 55% v. 30%
- » Mental health care - 54% v. 17%
- Only 1/3 exercise 30+ minutes 5+ days a week - top barriers are health conditions and being too tired (19% each)
- Only 20% eat the recommended 5+ servings of fruits/vegetables daily - 55% gave no specific reason why, followed by cost (26%) and poor quality in local stores (16%)

## KEY DATA POINTS

ACTIVITIES	KEY PARTNERS
Use a Community Health Worker or Promotoras model to help with health engagement and access, and lead mental health activities	<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• HACLA</li> <li>• LA County Department of Mental Health</li> <li>• Providence Health &amp; Services</li> <li>• Rainbow Services</li> <li>• San Pedro Mental Health Center</li> <li>• Toberman Neighborhood Center</li> </ul>
Advocate for all medical facilities to offer bilingual/bi-cultural services	<ul style="list-style-type: none"> <li>• California Assembly District #70</li> <li>• Harbor Community Health Centers</li> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> <li>• Rancho Resident Advisory Council</li> <li>• Toberman Neighborhood Center</li> </ul>
Maintain list of doctors/dentists and facilities accepting Medi-Cal/Medi-Cal Dental – include hours of operation	<ul style="list-style-type: none"> <li>• Assistance League of San Pedro-South Bay</li> <li>• Harbor Community Health Centers</li> <li>• Providence Health &amp; Services</li> <li>• Toberman Neighborhood Center</li> <li>• YWCA of Harbor Area &amp; South Bay</li> </ul>
Educate residents on patients’ rights & responsibilities	<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> <li>• Toberman Neighborhood Center</li> </ul>
Host health and wellness events – “Health at Any Size”	<ul style="list-style-type: none"> <li>• Dignity Health - St. Mary Medical Center</li> <li>• Harbor Community Health Centers</li> <li>• Harbor Interfaith Services</li> <li>• Harbor Occupational Center</li> <li>• Providence Health &amp; Services</li> <li>• San Pedro United Methodist Church</li> <li>• Toberman Neighborhood Center</li> </ul>
Organize mobile clinics with ADA accessibility – mammograms, dental, vision	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• Harbor Community Health Centers</li> <li>• Harbor Occupational Center</li> <li>• Harbor-UCLA Medical Center</li> <li>• Life Line Screening</li> <li>• San Pedro United Methodist Church</li> <li>• Toberman Neighborhood Center</li> </ul>
Create opportunities to help residents address and destigmatize mental health challenges	<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> <li>• LA County Department of Mental Health</li> <li>• Providence Health &amp; Services</li> <li>• San Pedro Mental Health Center</li> </ul>

STRATEGY	TIMEFRAME	ACTIVITIES
<b>Create multiple pathways of access to affordable healthy foods</b>	Short (1-2 years)	Seek participation of the local farmer’s market in the “Market Match” program to double the value of CalFresh dollars
	Short (1-2 years)	Create a communication protocol with food banks to announce availability of fresh fruits/vegetables
	Short (1-2 years)	Work with the farmer’s market to donate unsold items
	Medium (3-5 years)	Explore re-establishing a mobile fresh food vendor program in the community
	Medium (3-5 years)	Locate a new grocery store in the neighborhood
	Medium (3-5 years)	Develop a shared transportation program to access major grocery stores and shopping destinations
	Medium (3-5 years)	Organize volunteers and transportation to collect & distribute free fresh food
	Long (5+ years)	Incorporate community gardens into the new development – connect with community garden programs to build resident capacity and create operating structure
	Long (5+ years)	Plant fruit trees around the neighborhood with an associated maintenance/picking plan



KEY PARTNERS	
<ul style="list-style-type: none"> <li>Ecology Center</li> <li>Providence Health &amp; Services</li> </ul>	<ul style="list-style-type: none"> <li>San Pedro Chamber of Commerce</li> </ul>
<ul style="list-style-type: none"> <li>Harbor Interfaith Services</li> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>Port of LA High School</li> <li>Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>City Council District 15</li> <li>Feed &amp; Be Fed</li> </ul>	<ul style="list-style-type: none"> <li>Food Forward</li> <li>San Pedro Chamber of Commerce</li> </ul>
<ul style="list-style-type: none"> <li>Feed &amp; Be Fed</li> <li>Food Finders</li> <li>Garden Church</li> <li>LA Regional Food Bank</li> </ul>	<ul style="list-style-type: none"> <li>San Pedro Chamber of Commerce</li> <li>San Pedro United Methodist Church</li> </ul>
<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> <li>Trader Joe's</li> </ul>	<ul style="list-style-type: none"> <li>Whole Foods</li> </ul>
<ul style="list-style-type: none"> <li>Harbor Occupational Center</li> <li>HACLA</li> <li>LA Metro</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> <li>San Pedro Chamber of Commerce</li> </ul>
<ul style="list-style-type: none"> <li>Harbor Community Health Centers</li> </ul>	<ul style="list-style-type: none"> <li>Local Faith Community</li> <li>Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>Feed &amp; Be Fed</li> <li>Garden Church</li> <li>HACLA</li> <li>LA Neighborhood Land Trust</li> <li>One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>Rancho Resident Advisory Council</li> <li>San Pedro Chamber of Commerce</li> <li>SBCC Thrive LA</li> <li>South Coast Botanic Garden</li> </ul>
<ul style="list-style-type: none"> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> </ul>

# HEALTHY BODIES

(HEALTH AND WELLNESS)  
(CONTINUED)

# HEALTHY BODIES

(HEALTH AND WELLNESS)

(CONTINUED)

STRATEGY	TIMEFRAME
Provide ample opportunities for fitness and wellness	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)
	Long (5+ years)
	Long (5+ years)



ACTIVITIES	KEY PARTNERS	
Configure existing on-site spaces to host health and wellness programs, workshops, and education; cooking demonstrations; fitness classes; sports programs	<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• Harbor Occupational Center</li> <li>• HACLA</li> <li>• One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>• Providence Health &amp; Services</li> <li>• San Pedro United Methodist Church</li> <li>• Toberman Neighborhood Center</li> </ul>
Start “health” groups (walking/biking/running/hiking) to encourage movement/activity	<ul style="list-style-type: none"> <li>• California State University Dominguez Hills</li> <li>• Harbor Community Health Centers</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• Local Faith Community</li> <li>• LA Parks and Recreation</li> <li>• One San Pedro Collaborative</li> <li>• Providence Health &amp; Services</li> </ul>
Establish health/sports activities for both youth and adults – work with partners to help with needed equipment	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• HACLA</li> <li>• Local Faith Community</li> </ul>	<ul style="list-style-type: none"> <li>• St. Peter’s Episcopal Church</li> <li>• Toberman Neighborhood Center</li> <li>• San Pedro &amp; Peninsula YMCA</li> </ul>
Connect residents with “learn to swim” programs	<ul style="list-style-type: none"> <li>• Boys &amp; Girls Club of LA Harbor</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• Toberman Neighborhood Center</li> <li>• San Pedro &amp; Peninsula YMCA</li> </ul>
Locate additional Metro Bike and car share stations in the community and availability of discounted memberships/rides for qualified low-income residents	<ul style="list-style-type: none"> <li>• California Assembly District #70</li> <li>• City Council District 15</li> <li>• LA Metro</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Toberman Neighborhood Center</li> </ul>
Build indoor & outdoor spaces into the new development that appeal to all ages that are safe and encourage activity	<ul style="list-style-type: none"> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> </ul>
Work with providers to hold “train the trainer” programs to empower residents to deliver programming on-site	<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• Harbor Occupational Center</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Pacific Gateway Harbor WorkSource Center</li> </ul>



*Since August 2019, the Youth Engagement Initiative has been working in the Rancho Community Garden. During previous sessions, participating youth expressed interest in doing a garden activity. In coordination with the Rancho Garden Committee, the Youth Engagement Initiative was assigned two plots, and the youth got the opportunity to work on their plots from start to finish - from preparing the garden bed, planting the seeds, and nurturing the young plants to the actual harvest of the seeds they planted. Since the first harvest of radishes, the youth with support from the Garden Committee have planted more seeds and look forward to enjoying more crops in the months to come. One Rancho youth is being trained to assume primary responsibility of the garden and work with other youth to maintain the plots.*

## KEY DATA POINTS

- 17% of Rancho households are “mixed-families”
- 15% of residents are 55+ and 13% have a disability
- 55% of households have annual incomes of less than \$20,000
- 55% of households have wage income; 5% from self-employment
- 63% of households completed the resident survey in Spanish
- Program knowledge v. utilization
  - » Adult education - 67% v. 18%
  - » Food assistance - 58% v. 18%
  - » Senior services - 51% v. 9%
  - » Workforce development - 46% v. 12%
  - » Immigration -46% v. 12%
- Top 5 service needs - Computer literacy, ESL, GED, adult education and food bank

STRATEGY	TIMEFRAME	ACTIVITIES
Connect residents to basic needs supports	Short (1-2 years)	Maintain a community resource directory that includes food banks, emergency food and housing assistance
	Short (1-2 years)	Conduct budgeting and financial literacy workshops
	Short (1-2 years)	Explore no-fee bank accounts and ability to bring banks that offer those accounts into the community
Link vulnerable residents to independent living resources	Short (1-2 years)	Promote In-Home Support Services (IHSS) for seniors and possible employment opportunities for residents
	Short (1-2 years)	Connect seniors and disabled residents to needed daily living support programs (meals) and services (benefits enrollment and troubleshooting, wellness programs)

- 24% of households use no banking
- 42% of adults do not have a high school diploma, 32% only have a high school diploma/GED
- Job training/employment and life skills are top two youth programs requested by parents
- 26% of households do not access the internet at all
- Top 4 barriers to work - lack of job skills, language barrier, no job experience, immigration status

### KEY PARTNERS

<ul style="list-style-type: none"> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• Harbor Community Health Centers</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Alliance</li> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• Credit Unions</li> <li>• Harbor Community Health Centers</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• Malaga Bank</li> <li>• Mission Asset Fund</li> <li>• One San Pedro Alliance</li> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• LA County Department of Public Social Services</li> <li>• Local Faith Community</li> </ul>	<ul style="list-style-type: none"> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• Anderson Memorial Senior Citizen Center</li> <li>• Harbor Community Health Centers</li> <li>• LA County San Pedro Service Center</li> </ul>	<ul style="list-style-type: none"> <li>• Local Faith Community</li> <li>• Meals on Wheels</li> <li>• Providence Health &amp; Services</li> <li>• Toberman Neighborhood Center</li> </ul>

# STABLE FAMILIES

(ECONOMIC STABILITY)

*Access to food and shelter are among the most basic of human needs; STABLE FAMILIES focuses on helping families to achieve stability in these core areas while supporting them to achieve their full economic potential.*

# STABLE FAMILIES

(ECONOMIC STABILITY)

(CONTINUED)

STRATEGY	TIMEFRAME
<b>Build a community climate that supports working and finding work</b>	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)
	Medium (3-5 years)
	Medium (3-5 years)
	Medium (3-5 years)

ACTIVITIES	KEY PARTNERS
Identify supports to enable/maintain employment – childcare, transportation, clothing, tools, expungement services	<ul style="list-style-type: none"> <li>• Beacon House</li> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> <li>• LA Department of Mental Health</li> <li>• One San Pedro Collaborative</li> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• Rainbow House</li> <li>• Shawl House</li> <li>• Toberman Neighborhood Center</li> <li>• YWCA of Harbor Area &amp; South Bay</li> </ul>
Hold regular basic computer and mobile phone usage classes – turn on a computer, create email account, surfing the Internet and Internet safety	<ul style="list-style-type: none"> <li>• Harbor Occupational Center</li> <li>• HACLA</li> <li>• Local Faith Community</li> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• San Pedro Regional Library</li> <li>• Toberman Neighborhood Center</li> </ul>
Connect residents to employment readiness programs – ESL, GED, certifications, Associate’s degrees, resume writing, job applications, training programs, internships	<ul style="list-style-type: none"> <li>• Boys and Girls Club of LA Harbor</li> <li>• Harbor Occupational Center</li> <li>• HACLA</li> <li>• Pacific Gateway Harbor WorkSource &amp; YouthSource Center</li> <li>• Toberman Neighborhood Center</li> <li>• YWCA of Harbor Area &amp; South Bay</li> </ul>
Adopt permissible changes to the HACLA rent policy to incentivize work	<ul style="list-style-type: none"> <li>• HACLA</li> </ul>
Link residents to resources that support self-employment – how to start a business, licensing, insurance pool, HACLA policy, materials/tools	<ul style="list-style-type: none"> <li>• Child Lane</li> <li>• HACLA</li> <li>• MCS BusinessSource Center</li> <li>• One San Pedro Collaborative</li> <li>• Pacific Gateway WorkSource Center</li> <li>• San Pedro Chamber of Commerce</li> <li>• San Pedro United Methodist Church</li> <li>• Toberman Neighborhood Center</li> </ul>
Establish a “Hire Local” program that encourages/incentivizes businesses to hire from the local community	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• Licensed Child Care Providers</li> <li>• LA County Supervisor District 4</li> <li>• Pacific Gateway Harbor WorkSource and YouthSource Centers</li> <li>• San Pedro Chamber of Commerce</li> </ul>
Collaborate with businesses to develop specific training programs that lead to direct employment with the company	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• Harbor Occupational Center</li> <li>• LA Harbor College</li> <li>• Pacific Gateway Harbor WorkSource Center</li> <li>• Port of LA</li> <li>• San Pedro Chamber of Commerce</li> </ul>

## KEY DATA POINTS

- 41% of Rancho residents are under the age of 18, 15% are 55+, 13% report having a disability
- One-third of Rancho households have 4 or more family members
- Top 4 reasons for not being physically active - poor park quality, poor gym quality, lack of neighborhood safety, nowhere to walk/exercise
- Over one-quarter of Rancho residents report having diabetes and/or high blood pressure, 14% suffer from depression, and 11% report suffering from asthma, weight problems and extreme stress/ anxiety
- 26% of households do not access the internet at all
- 27% of households rely on public transportation to get around

STRATEGY	TIMEFRAME	ACTIVITIES
<b>Develop spaces that support healthy living and community building</b>	Medium (3-5 years)	Provide a ladder of housing opportunity (i.e. mixed-income) as well as housing opportunities for all including singles and large families
	Medium (3-5 years)	Identify space, storage and technology needs for providers interested in co-locating on-site in the new development
	Medium (3-5 years)	Include programmed open spaces in the new development that encourage activity by all residents
	Medium (3-5 years)	Use the principles of Crime Prevention Through Environmental Design (CPTED) in the new development
	Medium (3-5 years)	Incorporate physical accessibility into the new buildings
	Medium (3-5 years)	Integrate walking paths in the new development that are linked to existing pathways to community destinations





# ACTIVE NEIGHBORHOOD

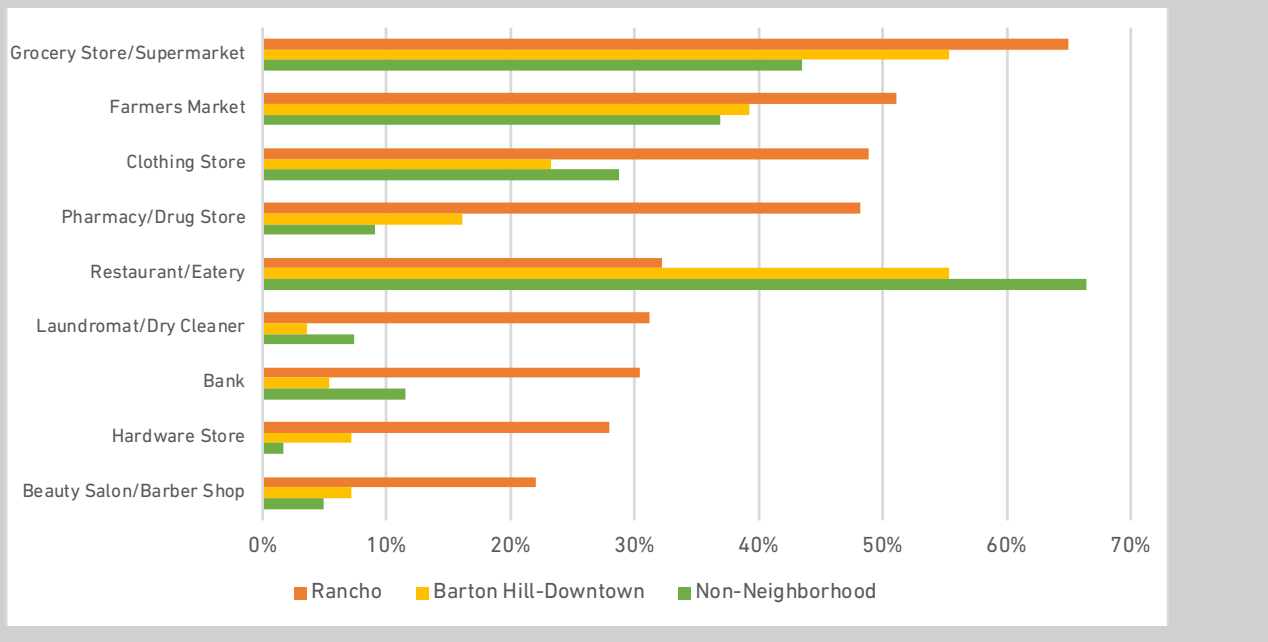
(BUILT ENVIRONMENT)

(CONTINUED)

STRATEGY	TIMEFRAME
Enhance the economic environment to promote business and residential growth and stability	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)
	Medium (3-5 years)
	Long (5+ years)

*With the exception of grocery stores and farmers markets, the types of businesses desired in the neighborhood differed by stakeholder - Rancho residents wanted to see more everyday retail, while neighborhood and non-neighborhood residents wanted more dining options.*

ACTIVITIES	KEY PARTNERS	
Support the PBID and Chamber to enhance the economic climate downtown including safety, trash and vacant storefront activation	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• San Pedro Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Historic Waterfront Business Improvement District</li> <li>• San Pedro Waterfront Arts District</li> </ul>
Capitalize on the community's designation as an Arts & Cultural District and opportunities to infuse art throughout the community	<ul style="list-style-type: none"> <li>• Angel's Gate Cultural Center</li> <li>• Grand Vision Foundation</li> <li>• HACLA</li> <li>• One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>• Port of LA</li> <li>• San Pedro Chamber of Commerce</li> <li>• San Pedro Waterfront Arts District</li> <li>• Warner Grand Theatre</li> </ul>
Work with the Port and PBID to expand the diversity of businesses in downtown San Pedro	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• One San Pedro Collaborative</li> <li>• Port of LA</li> <li>• San Pedro Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Historic Waterfront Business Improvement District</li> <li>• San Pedro Neighborhood Councils</li> </ul>
Grow the existing business façade improvement program focused on the downtown core	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• LA Más</li> <li>• One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Chamber of Commerce</li> <li>• San Pedro Historic Waterfront Business Improvement District</li> </ul>
Target a residential improvement program focused on preserving and enhancing existing neighborhood housing	<ul style="list-style-type: none"> <li>• Central San Pedro Neighborhood Council</li> </ul>	<ul style="list-style-type: none"> <li>• City Council District 15</li> </ul>



STRATEGY	TIMEFRAME	ACTIVITIES
<p><b>Increase resident and visitor connections to areas inside and outside of the neighborhood</b></p>	<p>Short (1-2 years)</p>	<p>Expand transportation options including better use of existing resources (e.g. TAP cards, Metro/LADOT, transportation offered by providers, car sharing programs)</p>
	<p>Short (1-2 years)</p>	<p>Connect residents with TAP card assistance programs</p>
	<p>Short (1-2 years)</p>	<p>Establish Safe Routes to School to local elementary, middle and high schools including a walking school bus</p>
	<p>Medium (3-5 years)</p>	<p>Improve crosswalks at key intersections in the neighborhood</p>
	<p>Medium (3-5 years)</p>	<p>Work with Metro/LADOT to decrease headways at key times of the day and modify bus routes to better access essential neighborhood facilities and services</p>
	<p>Medium (3-5 years)</p>	<p>Improve local transit stops to feature shade and seating at a minimum</p>
	<p>Medium (3-5 years)</p>	<p>Work with the City's Bureaus of Engineering and Street Lighting to identify areas for sidewalk repairs and additional streetlights</p>
	<p>Medium (3-5 years)</p>	<p>Incorporate shade and fruit trees when street landscaping</p>
	<p>Medium (3-5 years)</p>	<p>Locate additional Metro Bike Share stations in the neighborhood plus low-cost memberships/rides for qualified residents</p>
	<p>Medium (3-5 years)</p>	<p>Add signage and wayfinding to local and regional destinations</p>
	<p>Medium (3-5 years)</p>	<p>Create designated bike routes and improve existing bike routes</p>
	<p>Long (5+ years)</p>	<p>Install neighborhood Wi-Fi</p>

## KEY PARTNERS

<ul style="list-style-type: none"> <li>• Blue LA</li> <li>• City Council District 15</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• LA Department of Transportation</li> <li>• LA Metro</li> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• Harbor Interfaith Services</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• Toberman Neighborhood Center</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• LA Streets Department</li> </ul>	<ul style="list-style-type: none"> <li>• LA Unified School District</li> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>
<ul style="list-style-type: none"> <li>• LA Streets Department</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Historic Waterfront Business Improvement District</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• LA Department of Transportation</li> </ul>	<ul style="list-style-type: none"> <li>• LA Metro</li> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• LA Department of Transportation</li> <li>• LA Metro</li> </ul>	<ul style="list-style-type: none"> <li>• LA Streets Department</li> <li>• San Pedro Historic Waterfront Business Improvement District</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• LA Bureau of Engineering</li> </ul>	<ul style="list-style-type: none"> <li>• LA Bureau of Street Lighting</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• LA Streets Department</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Tree People</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• LA Metro Bike</li> <li>• One San Pedro Collaborative</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• LA Streets Department</li> <li>• Port of LA</li> <li>• San Pedro Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Historic Waterfront Business Improvement District</li> <li>• San Pedro Waterfront Arts District</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> </ul>	<ul style="list-style-type: none"> <li>• LA Streets Department</li> </ul>
<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>• San Pedro Historic Waterfront Business Improvement District</li> </ul>

# ACTIVE NEIGHBORHOOD

(BUILT ENVIRONMENT)  
(CONTINUED)

# CONNECTED COMMUNITY

(SOCIAL CONTEXT)

*Community pride, respect and support for one another regardless of age, gender, race or beliefs are cornerstones of strong communities; CONNECTED COMMUNITY seeks to breakdown the real and perceived barriers to individual and community growth.*

- 55% of Rancho households are family households; of these, 84% are headed by single-parents
- 17% of Rancho households are “mixed-families”
- 55% of Rancho households have annual incomes below \$20,000
- 63% of households completed the resident survey in Spanish

STRATEGY	TIMEFRAME
<b>Create intentional connections between residents and available programs and services</b>	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)

- Top barriers to service utilization
  - » Do not know what is available (31%)
  - » Process to get services is confusing (11%)
- Top barriers to youth program participation
  - » Do not know what programs are available (18%)
  - » Concern about gang/neighborhood violence (13%)
  - » Cost (11%)

- HACLA meetings/fliers are top information source for Rancho residents (88%) followed by word of mouth (24%)
- 26% of households do not access the internet at all
- 27% of households rely on public transportation to get around

## KEY DATA POINTS

ACTIVITIES	KEY PARTNERS	
Host fairs/festivals to share information, do enrollment, answer questions, conduct demonstrations, offer fun activities, and build familiarity	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>
Work with the Rancho Resident Advisory Council (RAC) to bring a rotating group of providers to share information at monthly RAC meetings	<ul style="list-style-type: none"> <li>• HACLA</li> <li>• One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>
Publish weekly & monthly calendars of current on-site and community programs	<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> <li>• One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> <li>• San Pedro Neighborhood Councils</li> </ul>
Implement a multi-pronged approach to information distribution – e.g. texting apps, social media, door-to-door	<ul style="list-style-type: none"> <li>• HACLA</li> <li>• One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>• Rancho Resident Advisory Council</li> </ul>
Create a visually appealing and centrally located “Information Center” to post flyers and information	<ul style="list-style-type: none"> <li>• Angel’s Gate Cultural Center</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>

STRATEGY	TIMEFRAME	ACTIVITIES
<b>Breakdown barriers to participation</b>	Short (1-2 years)	Organize “Resource Days” twice a year with field trips to provider facilities to learn what is available
	Short (1-2 years)	Host a “resource advocate” on-site to provide information, answer questions, conduct eligibility/enrollment/renewal
	Short (1-2 years)	Pursue grant opportunities and partnerships to create a fund to subsidize fees associated with programs
	Short (1-2 years)	Start a Community Watch group to coordinate safety measures with local police
	Short (1-2 years)	Provide all flyers are in both Spanish and English
	Short (1-2 years)	Offer mono-lingual programming – i.e. all in Spanish (or English) – no translation
	Medium (3-5 years)	Develop a single-enrollment process for services
	Medium (3-5 years)	Build community capacity by coordinating nearby local neighborhood associations



Starting in January 2020, a graduate social work student from California State University was stationed in the Rancho management office two days a week to provide community resource and referral assistance to residents. This action by Century Housing, the field placement site, was in direct response to the interest expressed by Rancho residents to have a resource advocate on-site.



## KEY PARTNERS

<ul style="list-style-type: none"> <li>• City Council District 15</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Alliance</li> <li>• One San Pedro Collaborative</li> </ul>
<ul style="list-style-type: none"> <li>• HACLA</li> <li>• One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> </ul>
<ul style="list-style-type: none"> <li>• HACLA</li> <li>• One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> </ul>
<ul style="list-style-type: none"> <li>• Central San Pedro Neighborhood Council</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• LA Police Department</li> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>
<ul style="list-style-type: none"> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Alliance</li> </ul>
<ul style="list-style-type: none"> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Alliance</li> </ul>
<ul style="list-style-type: none"> <li>• One San Pedro Alliance</li> </ul>	
<ul style="list-style-type: none"> <li>• Central San Pedro Neighborhood Council</li> <li>• HACLA</li> </ul>	<ul style="list-style-type: none"> <li>• One San Pedro Collaborative</li> <li>• Rancho Resident Advisory Council</li> </ul>

# CONNECTED COMMUNITY

(SOCIAL CONTEXT)

(CONTINUED)

# CONNECTED COMMUNITY

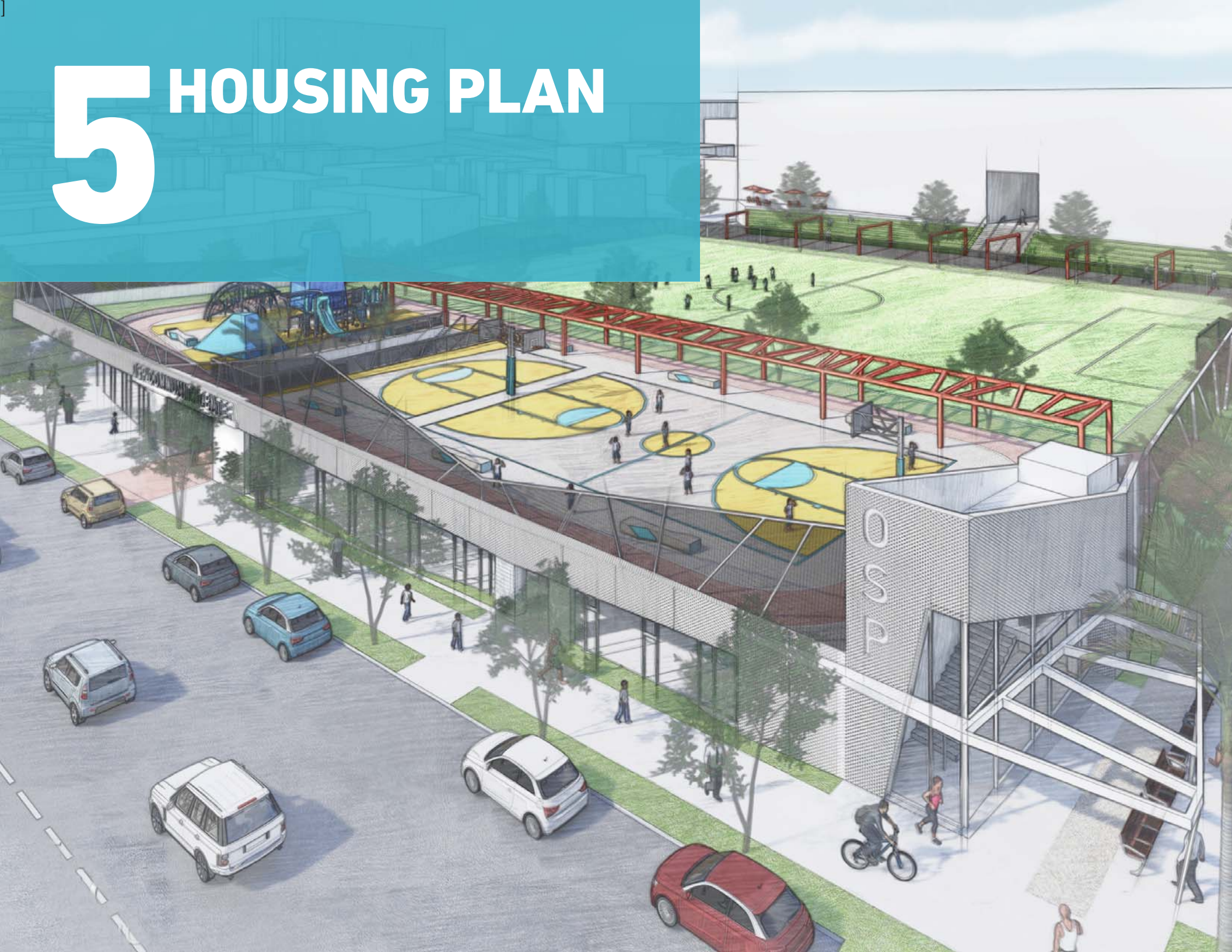
(SOCIAL CONTEXT)

(CONTINUED)

STRATEGY	TIMEFRAME
<b>Build a community of support and communication</b>	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Short (1-2 years)
	Medium (3-5 years)
	Medium (3-5 years)

ACTIVITIES	KEY PARTNERS	
Continue the HACLA Community Coach program and expand their role to serve as liaisons programs and services similar to a Promotoras model	<ul style="list-style-type: none"> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> </ul>
Continue monthly OSP Alliance meeting to strengthen coordination & dialogue between providers	<ul style="list-style-type: none"> <li>HACLA</li> <li>One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> </ul>
Host semi-annual roundtable discussions between residents and service providers to share feedback on efficacy of existing programs and initiatives and new programs needed	<ul style="list-style-type: none"> <li>HACLA</li> <li>One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> <li>Rancho Resident Advisory Council</li> </ul>
Convene quarterly gatherings of agency directors to dialogue, collaborate, troubleshoot and innovate	<ul style="list-style-type: none"> <li>One San Pedro Alliance</li> </ul>	
Formalize the backbone organization and hire staff to oversee the implementation of the Human Capital Plan, and clarify and formalize the role/commitment of providers	<ul style="list-style-type: none"> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> </ul>
Diversify representation among the resident leadership and Community Coaches	<ul style="list-style-type: none"> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>Rancho Resident Advisory Council</li> </ul>
Celebrate the heritage of the community and of the residents via public art, festivals and/or workshops	<ul style="list-style-type: none"> <li>City Council District 15</li> <li>HACLA</li> <li>One San Pedro Collaborative</li> </ul>	<ul style="list-style-type: none"> <li>San Pedro Historic Waterfront Business Improvement District</li> <li>San Pedro Waterfront Arts District</li> </ul>
Publish information on existing Rancho space usage requirements plus applications – preferably on-line	<ul style="list-style-type: none"> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Alliance</li> </ul>
Select a resident and a resident youth to serve as single-points of contact for providers	<ul style="list-style-type: none"> <li>HACLA</li> <li>One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>Rancho Resident Advisory Council</li> </ul>
Start culturally relevant women’s and men’s empowerment/ support groups focused on the concerns and challenges faced (e.g. parenting, health, employment, self-confidence)	<ul style="list-style-type: none"> <li>One San Pedro Alliance</li> </ul>	<ul style="list-style-type: none"> <li>Rancho Resident Advisory Council</li> </ul>
Convene community building activities that also benefit physical and mental health (i.e. yoga, meditation, crocheting circles)	<ul style="list-style-type: none"> <li>Harbor Community Health Centers</li> <li>HACLA</li> </ul>	<ul style="list-style-type: none"> <li>One San Pedro Collaborative</li> <li>San Pedro &amp; Peninsula YMCA</li> </ul>

# 5 HOUSING PLAN





**What does a redeveloped Rancho San Pedro look like?**  
**How does the reconfigured site tie into the larger neighborhood?**  
**What amenities and features will it have?**

Aligned with the vision for the neighborhood and the guiding principles for redevelopment, the housing plan focuses on the future built environment and how it supports and reinforces the strategies outlined in Chapter 4. Starting with a community baseline characterized by:

- a mostly built-out neighborhood with few, if any, vacant parcels available for development;
- an increasingly bullish local real estate environment due to on-going waterfront investment;

- a severe housing crisis in the State of California that contributes to a growing homeless crisis; and
- several overlapping plans that govern redevelopment in the area.

The housing plan sought to balance these factors with the community's desire to not lose what is special and unique about San Pedro and why they love living here.

The following pages outline a comprehensive development program that includes housing, supporting uses, community amenities and circulation. It also includes a discussion of how the social fabric of this community can

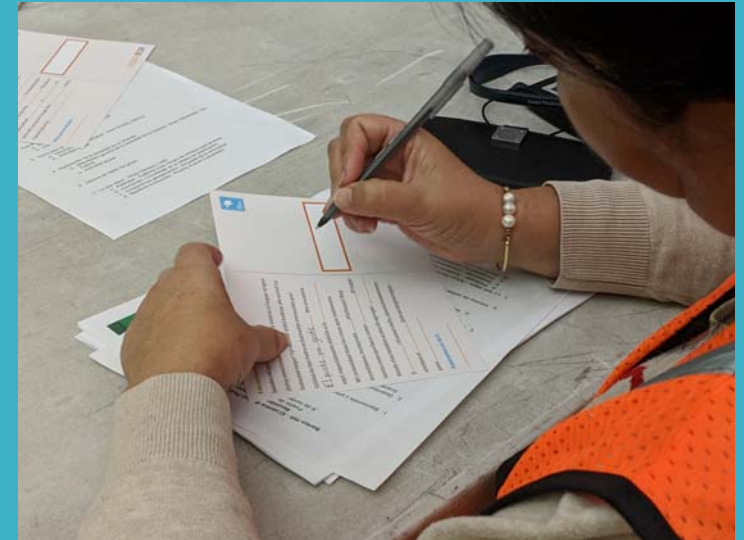
grow and interconnect to create a stronger San Pedro. It also interweaves specific "themes" that arose during the public process that provided essential context as the plan was developed.

Due to the lack of vacant parcels off-site for development, the housing program for Barton Hill-Downtown is anchored around the existing 478-unit Rancho public housing site that sits on 21 acres. The goal is to transform the distressed development into a physically-viable, financially-feasible, mixed-use, mixed-income, multi-generational village that bridges Downtown, Barton Hill, and the waterfront.

*Picture to left: Rendering looking southwest towards new OSP Sports Facility*

**COMMUNITY WORKSHOP #1:  
VISION AND INTRODUCTION TO DENSITY  
(November 2018)**

During the first community workshop, participants articulated their vision for the future for Rancho and the surrounding community. Using “mad-lib” postcards, attendees described what they wanted the re-imagined neighborhood to look like 10-years into the future. The planning team also introduced participants to the concept of density, what it is and what more or less density offers with respect to community amenities. Participants also heard the initial results from the Rancho resident survey and were asked to provide reflections, including what surprised them.



**COMMUNITY WORKSHOP #2:  
WHAT DOES DENSITY LOOK LIKE AND STYLE  
PREFERENCES  
(March 2019)**

At the second workshop, participants delved deeper into what density is, what it could look like, and what does that mean for the redevelopment of Rancho. Participants were asked to guess the density of different existing residential developments in the community, and then worked with Legos to build their future Rancho based on what they wanted in a new community including commercial space, services, amenities, and open space. Finally, attendees did a gallery walk of significant buildings in San Pedro that represented different architectural styles and were asked to select which buildings best represented their community.

### **COMMUNITY WORKSHOP #3: LIVING IN MY...HOME, BUILDING, NEIGHBORHOOD, COMMUNITY (June 2019)**

The third workshop was structured “open house” style with participants visiting four different planning stations at their own pace and interest. Showing options with regard to unit types, building amenities, neighborhood layout and community improvements, attendees were asked to “buy” the features they valued the most in their future community. Using a limited number of “\$” stickers to indicate their preferences, participants also had the opportunity to talk with planning team members about concerns, questions or other options.



### **COMMUNITY WORKSHOP #4: NEIGHBORHOOD DESIGN PRINCIPLES AND ACTION ACTIVITIES (August 2019)**

Workshop number four presented a possible consolidated site plan for the future Rancho through the lens of feedback collected from previous workshops. Participants were asked to provide their feedback to help refine the plan. Attendees were also introduced to the concept of Action Activities and the funding HACLA received as a part of their Choice Neighborhoods grant. At tables, participants were able to work collaboratively to develop ideas for the use of those funds in the community.

# PLANNING SPOTLIGHT: MARKET AND TECHNICAL STUDIES<sup>1</sup>

## GEOTECHNICAL STUDIES

A preliminary geotechnical study was completed and due to the soils issues identified, a comprehensive investigation was commissioned that split the site into three geotechnical design zones. This investigation identified the following challenges and opportunities:

### Zone A: Certified Fill Transition Zone

- This zone is predominantly dense sand deposits that are limited in lateral extent for the project site and does have relatively shallow surficial fills (less than 5 feet).
  - » Mat foundations and shallow foundations are feasible with adequate earthwork.

### Zone B: Deep Fill Zone

- This zone has been in-filled with uncertified fill that is 5 to 25 feet deep and 20 to 70 feet thick medium-stiff to stiff marine clay.
  - » For mat foundations and shallow foundations, the City of LA policy is to remove all uncertified fill and replace with certified compacted soils or place structures on a piled foundation.
  - » Beneath the uncertified fill are deep clay deposits (as much as 90 feet deep) which are prone to large static settlements and vary in thickness-dependent within the historical channel (thickest near the center and thinnest near the side (Zone boundaries).
  - » The channel trends northeast such that many building footprints will span transition in both uncertified fill and clay thicknesses.

### Zone C: Cut Zone

- This zone has been preloaded with more than 20 feet of material and consists of dense to very dense sands.
  - » Mat foundations and shallow foundations are feasible with adequate earthwork.

**Shallow Groundwater:** The City requires assumption of worst-case condition under Historic High Groundwater (10 feet below ground at this site) for liquefaction analysis, wall/shoring/bearing assessment, etc. that may render many foundation options not feasible. The shallow groundwater requirement can be resolved but the process with the City

may required a significant amount of time invested to provide justification for using lower groundwater levels for design.

**Liquefaction:** Potentially liquefiable soils potentially subject to lateral spreading.

**Foundation Systems:** The anticipated foundation systems will include a mix of shallow foundations, mat foundations, and piled foundations to address specific design requirements. It will take time and lots of conversation among the design team and other project stakeholders to come up with solutions to deliver the proposed development.

## BASIC INFRASTRUCTURE ASSESSMENT

Rancho is sited within an existing, built-out urban community served by extensive infrastructure systems that are generally in good condition and retain capacity for added load and demand. With redevelopment of Rancho proposing upwards of 1,390 housing units, parks and open space, commercial space, and other amenities, certain upgrades, replacements, and/or extensions of certain infrastructure systems will be required, including (a) limited, “up front”, immediate investment, (b) subsequent discrete infrastructure investments, and (c) “phased” infrastructure investments as individual buildings are developed. The estimated total infrastructure cost is approximately \$40 million. Some identified infrastructure needs include:

- Extension of 34.5 kV electrical service plus replacement of poles
- Increased gas service capacity
- Placing telephone service underground
- Allowance for major trunkline repairs (sewer, storm and water)
- Water main connections, additional sewer and storm piping and catch basins
- Grinding and resurfacing of all roads, replacement of curbs and gutters, and installation of bus turnouts and street bulb-outs

Other infrastructure-related needs include the proposed sports field, administrative office relocation, traffic signalization and other circulation improvements, and park space and public plazas.

Phased investments include hardscape, landscape, irrigation, area lighting, earthwork and stormwater mitigation to name a few.

<sup>1</sup> The housing and commercial market analysis completed by BAE Urban Economics is available in Appendix B. The Phase I Environmental Assessment completed by FREY Environmental is available in Appendix C.



## PHASE I and PHASE II ENVIRONMENTAL ASSESSMENT

The following recognized environmental conditions (RECs) were identified:

- A gas manufacturing plant was identified on the site in 1908 and DTSC lists the case as Edison/San Pedro MGP at Santa Cruz St., Centre St., and Palos Verdes. The case was opened and closed in 1994 following the review of a Preliminary Endangerment Assessment Report.
- A sheet metal working shop was identified on the site in 1921.
- Visual indication or documentation of abandonment of a kerosene 1,000-gallon UST installed at 275 W 1st St. in 1942 was not identified.
- Other COCs appear to have been stored at 275 West 1st Street. A 1950 certificate of occupancy for a flammable liquid storage building and numerous hazardous material waste (e.g. waste oil and mixed oil, oxygenated solvents, pesticides, halogenated solvents, hydrocarbon solvents, and polychlorinated biphenyls (PCBs)) manifests from 1987 through 2005 were identified.
- During the field inspection, the storage of COCs, the existing clarifier and associated wash-down area/floor drains, concrete trenches and patches, hazardous waste generation and hazardous waste storage at the maintenance facility on-site and the existence of asbestos containing materials (ACMs) in site buildings are considered RECs.

Based on the Phase I, a Phase II was completed that recommended:

- Conduct additional soil vapor assessment at the management and maintenance building. The further assessment should include the installation and sampling of soil vapor probes to the north, south, east and west of B11 and B12. Of most importance is the installation and sampling of a soil vapor probe between the maintenance garage and apartment Building 18 located immediately to the east.
- Prepare and implement a soil management plan (SMP) for soil excavation in the vicinity of Building 8 and at the Management and Maintenance Building.
  - » The presence of low PAH concentrations in soil samples collected from borings B5 and B6 from 25 feet bgs (with non-detect samples above and below) dictates that potential mitigation measures should be implemented in this area.
  - » The presence of low VOC concentrations in soil vapor at the Management and Maintenance Building dictates that South Coast Air Quality Management District Rule 1166 should be performed during soil excavation in this area.

## HOUSING AND COMMERCIAL MARKET ANALYSIS

Over the next 20 years, San Pedro is expected to absorb an additional 4,062 households, representing a combined annual growth rate of 0.55%. Using an accelerated subregion approach (as justified by extensive placemaking activities), over the next 10 years, San Pedro could absorb an additional 2,540 households, for a combined annual growth rate of 0.78%. San Pedro added new households faster than the larger Harbor Subregion from 2010 to 2018. Population and household growth projections are expected to significantly outpace the larger trade area, both in the medium and long term. Additionally, households earning between \$150,000 and \$199,000, and over \$200,000 annually, are expected to grow faster over the next 5 years than any other income segment.

This annual growth, under SCAG projections, projects net new housing demand to be 966 units over the next 10 years. Under the accelerated subregion approach, net new housing demand is projected to be 1,758 units. "Pent Up" housing demand within a 40 minute capture area is estimated at 10,588 units.

Retail "leakage" is a significant problem. Local spending should be \$1.2 billion while actually spending is \$562 million, which speaks to limited local retail offerings but also points to a major opportunity. Improved sales retention coupled with household growth could result in over \$40 million of incremental spending locally, which could support 89,000 sf of additional retail space over the next decade.

Jobs in San Pedro will grow 0.87% annually - faster than surrounding communities. This translates into 1,674 jobs over the next decade. About 35% of local jobs required local office space, which translates to 587 jobs needing office space. Coupled with a current deficit (necessary to maintain a 10% vacancy), San Pedro is expected to have demand for 191,853 sf of office space over the next decade.

## HISTORIC REVIEW

The Rancho buildings constructed in 1942 were determined eligible for the National Register, and qualify as a historic property under section 106 of the National Historic Preservation Act and a historic resource under the California Environmental Quality Act; the buildings constructed in 1953 appear to be eligible for the National Register, California Register and local listing or designation. Mitigation measures are recommended which may include documentation and interpretation. Additionally, subsurface archaeological deposit may be present; archaeological monitoring during all ground-disturbing activities is required, plus a monitoring report.

## PLANNING SPOTLIGHT: REDEVELOPMENT COMMUNITY TOURS

To help Rancho residents experience firsthand what their future neighborhood could look and feel like, HACLA and its partners organized a series of tours to new multi-family communities that featured relevant density, building typologies, and levels of amenities.

The first bus tour visited multiple HACLA properties, including Jordan Downs currently under redevelopment. A second bus tour in August 2019 went to properties in Long Beach and Pasadena where participants saw a variety of building densities, community spaces, and amenities, while asking questions and sharing what they did and did not like about each of the sites.

In January 2020, HACLA and its partners took a group of residents to Seattle to see Yesler Terrace, a Choice Neighborhoods redevelopment and speak with current residents about their relocation and post-move experiences.

Another bus tour focus on unit interiors at local redevelopments is planned for Spring 2020.



*Bus tour participants walking around Anchor Place at the Villages of Cabrillo in Long Beach*

## OVERALL HOUSING PROGRAM

Branded as “One San Pedro”, the housing program for Rancho proposes the development of between 1,264 to 1,390 new units, including one to five-bedroom mixed-income rental units and 64 to 77 for sale homes. The new housing is designed to settle comfortably into the network of existing streets and blocks in the neighborhood.

Responding to community feedback and in alignment with the goals of the Choice Neighborhoods program, One San Pedro includes:

- **Rancho Replacement Homes:** One-for-one replacement of the existing public housing at Rancho will be distributed throughout One San Pedro.
- **Diversity of Homes:** The site will feature a variety of building types including townhouses and mid-rise buildings. New units will have room sizes, bedroom counts and unit types that meet the needs of current residents while keeping in mind future demand.
- **Accessibility:** The site, buildings, open spaces, amenities, and units are designed to be accessible and visitable to serve a diverse range of physical, mental, emotional and cultural needs and opportunities.
- **Neighborhood Amenities:** Each residential building will have amenities specifically for the residents who live there, but there will also be a number of centralized amenities, services, and commercial activity open to the broader community.
- **Environmental Sustainability:** Deconstruction of existing structures will include the safe removal of all lead and asbestos material, and any contaminated soils. The new buildings will meet city and state sustainability standards and be able to achieve LEED - Neighborhood Development certification.

The scale and location of the new units and buildings provides an opportunity to unify the site and the surrounding neighborhood - better connecting residents, businesses, civic, and community assets into a single San Pedro. While new housing and mixed-use development will be the catalyst for the community transformation, the overall development plan includes community amenities, neighborhood services, and infrastructure improvements that start from within the site and extend beyond the project boundaries.

## URBAN DESIGN STRATEGIES

Urban design strategies were used to develop redevelopment options. These strategies are the physical interpretation of the guiding principles and vision in Chapter 4:

- **Thread Together Neighborhoods:** Strengthen physical connections between Rancho, Barton Hill, Downtown San Pedro and the waterfront by extending the circulation network, open spaces and programming into and beyond the site;
- **Create Community:** Build a vibrant residential neighborhood that serves the needs of current and future neighbors;
- **Engage the Environment:** Integrate the new development into the physical landscape, including existing topography and built urban fabric, to create visual connections;
- **Activate Spaces and Places:** Create a diversity of quality shared places and outdoor spaces for all to enjoy; and
- **Foster a Safe Neighborhood:** Provide a safe and healthy neighborhood through outstanding design, and programming that includes a mix of uses, active streets, improved air quality, and sense of security.

*Rendering of courtyard housing stoops and paseo on 1st Street*

## PROPOSED SITE PLAN

Grounded in the goals of the community and the Choice Neighborhoods program, and guided by the urban design principles, One San Pedro, when complete, will include not only new housing and mixed-use development, it will also have community amenities, neighborhoods services, new and upgraded infrastructure, and connections to transportation. Specifically, One San Pedro will feature the following as shown in the Composite Site Diagram:

- Safe and Healthy Homes: 1,264 to 1,390 homes across a range of affordability, including market-rate and affordable housing in both rental and homeownership opportunities.
- Publicly Accessible Open Space: Nearly five acres of new public open space, i.e. Palos Verdes Linear Park, Harbor Plaza, OSP Sports Facility, and other paseos and outdoor spaces.
- Community Amenities and Commercial Activity: Over 90,000 square feet of ground floor space set aside for neighborhood serving retail, services, amenities, and community partners.
- Moving People: Nearly a mile of new bikeways and over three miles of new pedestrian paths along with multiple new transit facilities that will spur transportation improvements across the community.

### COMMUNITY FEEDBACK #1:

***“Renting in Los Angeles is expensive, but this cannot be entirely solved here.”***

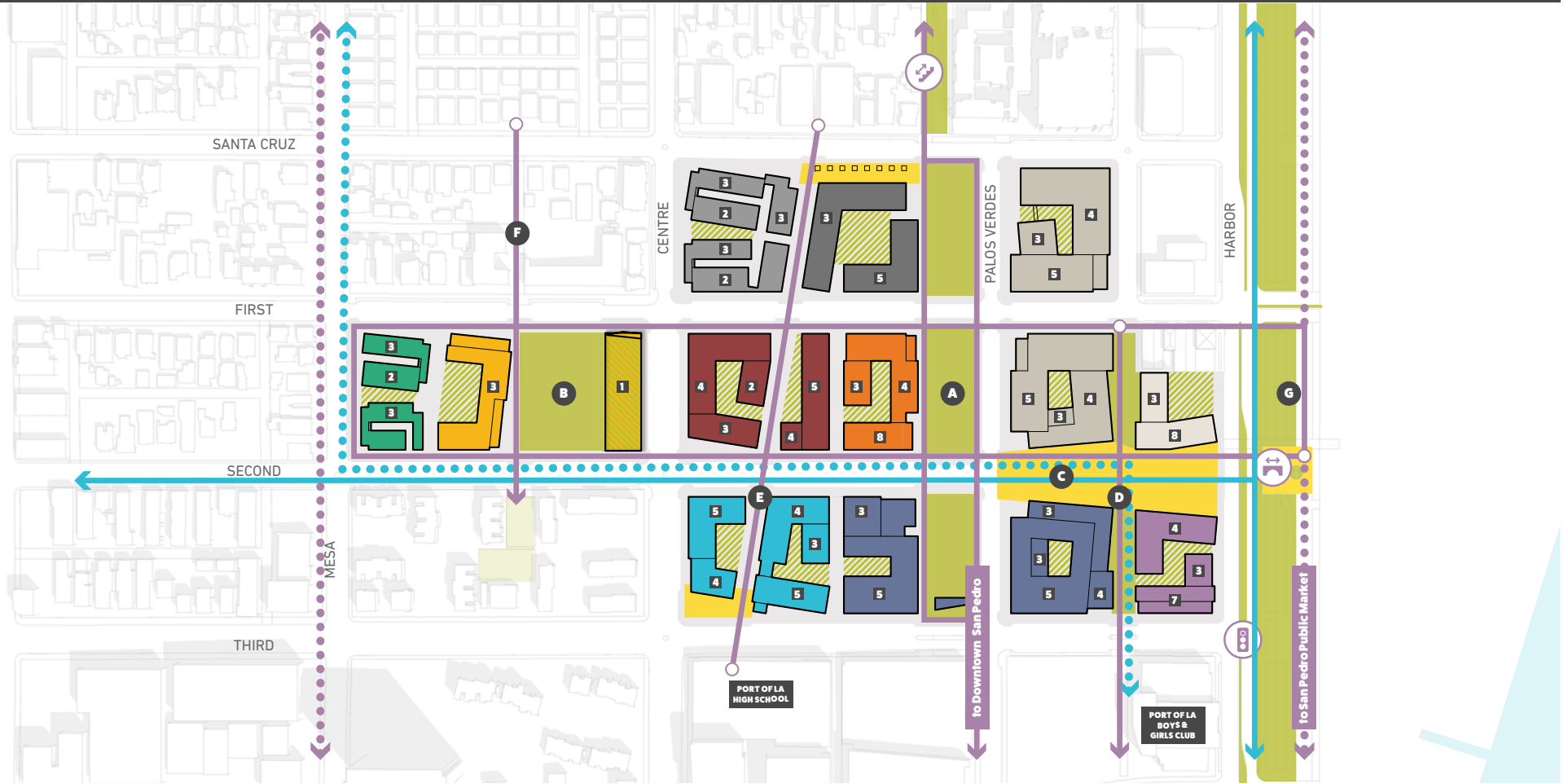
Residents were concerned about increasing the number of units at Rancho because of how it would impact the way they lived and moved around the community. However, they also understood the need to increase the housing supply across the region to help address the high cost of housing and, more importantly, create additional affordable housing opportunities.

The proposed range of new units, which more than doubles the number of existing units, is a compromise between keeping the site as it is and the maximum number of units allowed by current zoning.

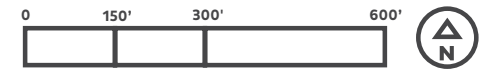


*Different approaches to building One San Pedro from Community Workshop #2*

# COMPOSITE SITE DIAGRAM



Phase 1	Phase 8	Palos Verdes Linear Park	Building Height (Stories)	Public Stairway
Phase 2	Phase 9	OSP Sports Facility	Children's Corridor to Barton Hill Elementary	New Traffic Signal
Phase 3 with Park Above	Phase 10	Harbor Plaza	8-80 Bikeway	Pedestrian Bridge
Phase 4	Phase 11	Beacon Paseo	Neighborhood Health Loop	
Phase 5	Park	Centre Paseo	Walking Trails	
Phase 6	Courtyard	Mesa Paseo		
Phase 7	Plaza	Harbor Parkway Promenade		



# BUILDING HEIGHTS



## BUILDING DENSITY AND INTENSITY

To build an increased number of units on the Rancho footprint, the overall residential unit density and development intensity will increase, but the amount of density and intensity will vary depending upon location as shown in the Building Heights diagram. For example, on the north and west portions of the site, buildings will vary in height from two and three stories, which reflects the adjacent single family homes found in this part of the neighborhood. Building heights will gradually climb to four, five and eight stories within the center of the site and along Harbor Boulevard and 3rd Street, which will accommodate greater residential density and additional ground floor programming.

The increase in building heights down towards the water is also partially mitigated due to the topography change from Pacific Avenue down towards Harbor Boulevard. The lower elevation of Harbor Boulevard means that those living further west will still retain corridor views of the harbor and water despite being in smaller buildings. Additionally, the non-linear placement of buildings on each block is deliberate to maximize harbor views. Being able to maintain that connection to the water was very important to Rancho residents.

Residential unit density varies from 30 units/acre to 150 units/acre, similarly following building heights. Building heights are scaled down by building underground parking garages, with multiple levels of below-grade parking within the west blocks to reduce overall building height one or two stories. While the shallow water table under the blocks adjacent to Harbor Boulevard limits the feasibility of subterranean parking, the grade is utilized to tuck some parking below portions of the development.

## PARKING

Every new building will have its own on-site parking with secured access limited to those living in each building. With on-site property management, parking can be proactively managed – though resident cooperation is always necessary to ensure success. Based on resident interest, some space would be set aside in each garage to wash cars and perform limited maintenance. In addition to secured parking garages, on-street parking within and around the site will also be maximized, including expanding available diagonal parking where available.

### COMMUNITY FEEDBACK #2:

***“The new buildings should be made up of homes for a diversity of households and families.”***

One San Pedro will provide a diversity of housing types, including courtyard-style, podium, and mid-rise buildings. Homes will include flats and townhouses, replacing the existing unit mix one-for-one, while expanding the square footage of each unit across bedroom sizes.

Recognizing that the residential population currently living at Rancho have unique needs – as does the larger community – portions of the new development could accommodate seniors, moderate income households, special needs populations, veterans, and/or those struggling with homelessness.

### COMMUNITY FEEDBACK #3:

***“There should be more, safer, well-managed parking in the future.”***

Currently at Rancho, there are just over 250 on-site parking stalls with 269 permits issued for 478 units of housing. Not only is there a shortage of on-site parking, but the existing mini-parking lots are clustered and parking is not assigned, which means residents may have to park at a distance from their unit or are unable to find parking on-site. The problem was heightened when they had guests or an event was occurring on the waterfront. Frustration about parking was frequently voiced at community workshops, on the resident survey, and other working sessions.

## PLANNING SPOTLIGHT: PEOPLE'S PLANNING SCHOOL

The People's Planning School was designed to empower local residents by teaching them the basics of city planning within the context of the San Pedro community and the planning process for Rancho and Barton Hill-Downtown. Over the course of five weeks, students heard from experts on housing, equitable development, sustainability and transportation - sharing with them about how cities form and develop as well as the political and policy issues that affect those changes.

Each session included a presentation on the topic for the day and how it applied to Rancho and Barton Hill-Downtown. Students then had the opportunity to apply what they learned in group discussions and activities. The People's Planning School culminated in a "final exam" where students provided critical input of the original redevelopment plan from Rancho proposed during the developer selection process. Students then enjoyed a graduation ceremony and celebration during the local One San Pedro office grand opening.



***The People's Planning School included a mix of in-the-field, hands-on and classroom-style activities to teach students basic planning principles and apply that knowledge to their community.***

### SCHEMATIC BUILDING DESIGNS

The overall site design approach for One San Pedro breaks down the neighborhood blocks and residential and mixed-use developments into individual buildings that relate to the surrounding neighborhood. This provides the opportunity to employ a range of architectural styles with diverse textures that will be further amplified when implemented by multiple developers, contractors, and architecture teams.

The schematic building designs on the next few pages reference the intent to build an eclectic mix of building types, sizes, and architecture. The homeownership units are largely made up of individual townhouses that provide a more house-like scale that responds to the mixed-density of the Barton Hill-Downtown neighborhood. The larger residential buildings retain similar street level interaction as the townhouses with stoops and ground floor patios while transitioning to larger building forms.

The mixed-use buildings that have active ground floors filled with commercial activity and community-serving amenities translate into more glass and transparency at the base of the building.

The youth sports facility with sports courts and field above has a civic character unique from the other developments, recognizing its unique place geographically and socially in the heart of One San Pedro.





*Schematic transition of townhouse-style homeownership units to larger-scale residential buildings*



*Above and below: Schematics of mixed-use buildings with transparent ground floors with commercial uses or community-serving amenities*





*Schematic of youth sports facility that is responsive to the existing topography and reflective of its importance to the community*

**COMMUNITY FEEDBACK #4:**

***“We want to be part of One San Pedro, not just the Rancho portion of it.”***

Initially, to minimize resident relocation and move current Rancho residents into new, modern, energy-efficient units as quickly as possible, the replacement housing units were going to be built first. However as the planning process went on and conversations about what did having a “One San Pedro” really mean as a community, Rancho residents shifted their perspective. Instead of being confined to a certain portion of the site, they wanted to be integrated with new residents throughout the One San Pedro Community on a block-by-block and building-by-building basis.

**UNIT MIX**

Reflecting the community’s desire for residents from all different backgrounds, incomes, ethnicities and cultures to be integrated together, One San Pedro provides for a mix of affordability levels in every building and block across the site for both the rental and homeownership units as shown in the Residential Type diagram. The mix across buildings and tenure was informed by several considerations including:

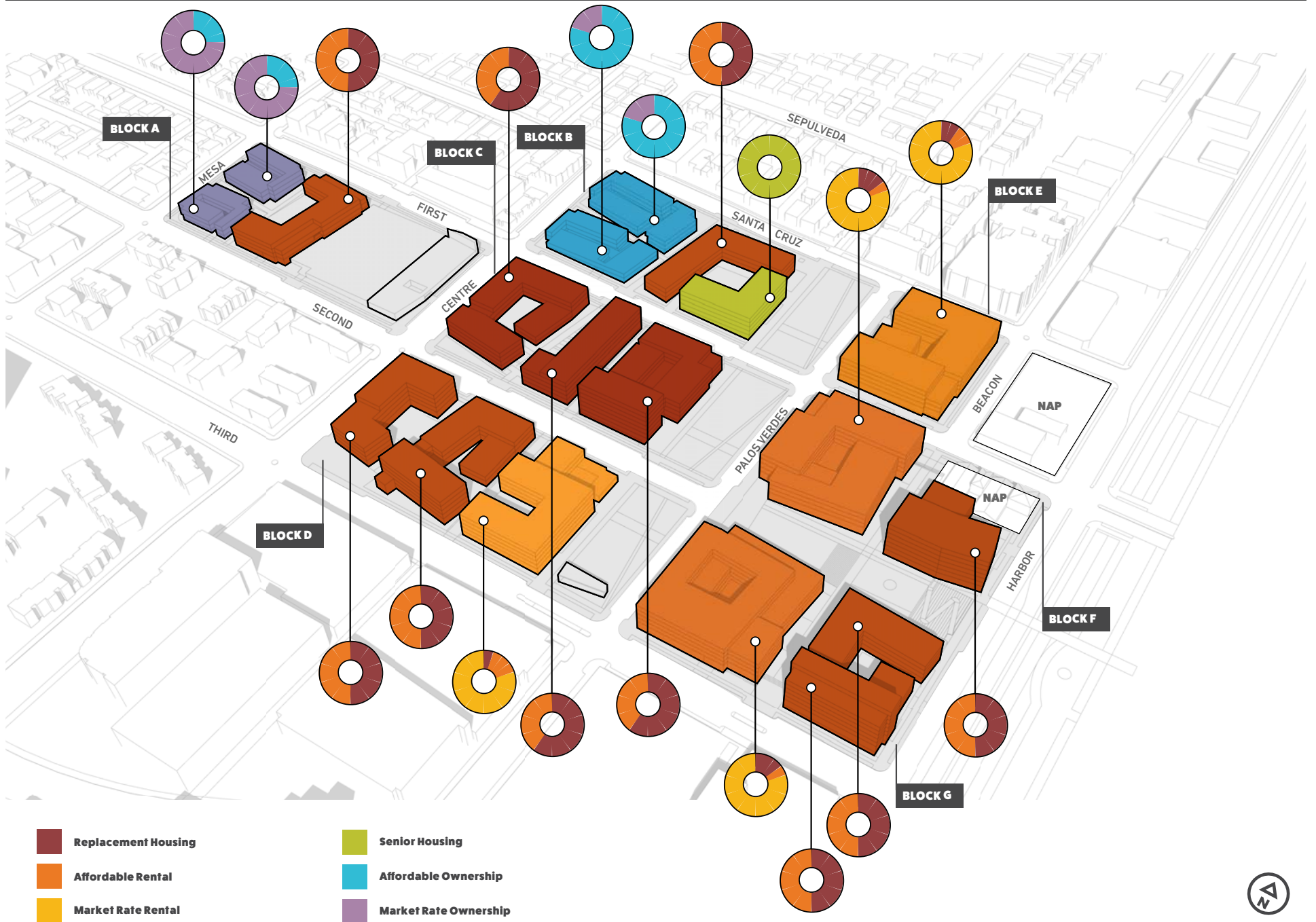
- **Resident Relocation:** Relocation of Rancho residents should be limited as much as possible, ideally so that they only have to move once straight into their new permanent home. Therefore, replacement of Rancho units should be expedited to the extent possible, with the option for residents to move into later phases if they choose to. This can include purchasing a home, or living in a senior-only building.
- **Financing Constraints:** To develop market-rate units, those units must be able to support the debt necessary construct them. Because of traditional underwriting standards as well as the desire to include a mix of affordability levels in all buildings, the most financially feasible model to meet both of these requirements at this time is to develop 80-20 buildings (i.e. mix of 80% market and 20% affordable).
- **Infrastructure Needs:** Because of the placement of existing utilities, stormwater management requirements, and construction staging, development had to be strategically sequenced to minimize resident disruption and impact. Coupled with a “build first” approach, these affected where and when construction could occur.

**Table 3. Proposed One San Pedro Unit Mix**

Unit Type	# Units (Low)	# Units (High)
<b>Rental</b>		
Public Housing / RAD	478	478
Affordable	422	477
Market Rate	300	358
<b>Total Rental</b>	<b>1,200</b>	<b>1,313</b>
<b>Homeownership</b>		
Affordable	40	45
Market Rate	24	32
<b>Total Homeownership</b>	<b>64</b>	<b>77</b>
<b>Total Overall Units</b>	<b>1,264</b>	<b>1,390</b>

The affordability and unit mix shown in Table 3 and Resident Type diagram is the proposed approach at this time. As development proceeds and the real estate market in San Pedro changes, this unit mix could shift depending upon changes in cost and financing and provided that the change in the unit mix does not require significant off-site relocation.

# RESIDENTIAL TYPE



# BUILDING PHASING



## PHASING

Based on relocation, financing, infrastructure and income mixing considerations, the phasing strategy meets the immediate needs within the development and construction process, while mitigating the short-term impacts of construction for current Rancho residents. There are three stages of development, each with multiple phases and specific goals and considerations.

### **Stage I: Connection to the West – Focus on Replacing Rancho Units and Existing Amenities**

Stage I redevelops all of the existing Rancho amenities, while expediting the replacement of existing units. While the first phase is located at the current site of the Social Hall and Sports Field to limit disruption, some temporary relocation of Rancho residents, amenities, and functions will be necessary. This portion of redevelopment is generally the least intensive of the three, relating to the Barton Hill neighborhood to the north and west, and Verdes Del Oriente Apartments to the south.

The Phase 1 development site will be adjacent to a cluster of existing Rancho buildings, potentially impacting current residents. The development of the western most Block A also requires construction hauling along 1st Street to Harbor Boulevard, through portions of Rancho San Pedro still occupied by residents. While future phases will also not require such impacts from construction and hauling, efforts will be made to mitigate impacts from these early phases.

### **Stage II: Connection to the South – Focus on Replacing Rancho Units, Expanding Housing Opportunities, and Adding Health and Wellness Amenities**

Stage II focuses on replacing a majority of Rancho units, while introducing new housing opportunities including homeownership units. New amenities emphasize health and wellness (i.e. health clinic, wellness center, grocer/ pharmacy, outdoor fitness center).

Stage I developments provided new homes for the majority of Rancho residents living in Stage II, limiting construction impacts on Rancho residents remaining in the current buildings. The construction hauling route is located entirely on 3rd Street and Harbor Boulevard, limiting traffic impacts on residents, but attention should be paid to youth attending the Port of LA Boys and Girls Club, and Port of LA High School.

### **Stage III: Connection to the North – Focus on Replacing Remaining Rancho Units, Expanding Housing Opportunities and Local Economic Opportunities**

The final replacement units will be constructed in Stage III. While distributed throughout the site, the 80-20 buildings are relatively contiguous to streamline financing and construction. The remaining portion of Stage III is the development of the remaining homeownership units located in the area adjacent to the Barton Hill neighborhood.

While construction of these phases are located across the street from existing Barton Hill homes and recent One San Pedro buildings, the construction hauling route will be located along 1st Street to Harbor Boulevard, limiting impacts on residents. The northern portion of amenities like the Palos Verdes linear park, retail center, and paseos will be completed during Stage III, with connections north of Santa Cruz Street, tying all surrounding neighborhoods together into One San Pedro.

## NON-RESIDENTIAL IMPROVEMENTS

Supporting the housing program are a series of on-site non-residential improvements that enhance the livability of One San Pedro. Designed to connect the site to the waterfront, downtown San Pedro, destinations west of Pacific Avenue and the residential areas to the north, these improvements also create opportunities for the broader community to come into One San Pedro and enjoy the services and amenities found in the development. Street and transit improvements are discussed in Chapter 6 - Neighborhood Investments.

### COMMERCIAL AND AMENITY SPACE

A meaningful amount of commercial and flexible amenity space is incorporated into the larger development. Phased in over time, these spaces would be developed with maximum flexibility, allowing for ease of transition between retail, office, and amenity space given community needs and market realities. These spaces are intended to serve the immediate needs of the neighborhood without detracting from the vital commercial corridors along 6th and 7th Streets in downtown San Pedro. Retail space will be concentrated along the linear park on Palos Verdes with other spaces sprinkled throughout the community.

Currently, between 75,000 and 110,000 SF of retail, service, and amenity space (i.e. commercial space) is being proposed across One San Pedro:

Space Type	Square Feet
Retail Space	30,000 to 45,000
Services & Amenities	45,000 to 65,000
<b>Total</b>	<b>75,000 to 110,000</b>

Each building will have some ground floor non-residential space; for example, every building will have its own community space and property manager. Commercial space will be concentrated along the Palos Verdes linear park and around the Harbor Plaza, with other secondary spaces along portions of Centre Street. Amenities space is organized to connect to relevant outdoor spaces, including Palos Verdes Park, OSP Sports Facility, wellness trails and an art walk. In addition to serving the immediate needs of residents, the non-residential uses will help to activate critical public and ground floor spaces, and help catalyze retention of local retail spending within the San Pedro community.

### COMMUNITY FEEDBACK #5:

***“We would like to have the daily essentials in our neighborhood but they should avoid competing with existing businesses.”***

Residents consistently expressed interest in having more convenient, neighborhood level access to groceries, a pharmacy and other basic services in One San Pedro. Lack of transportation and having a disability were cited as barriers to accessing these amenities in other part of San Pedro and beyond. At the same time, local businesses and community leaders supported introducing more neighborhood-serving retail but cautioned against competing with existing Downtown San Pedro businesses.

Possible uses could include:

- Neighborhood grocery store
- Pharmacy
- Bank/credit union
- Dry cleaning / laundromat
- Hair salon / barber
- Food services / restaurants
- Health clinic
- Dental clinic
- Educational / career space
- Counseling center
- Fitness center
- Computer center
- Childcare
- Art studio
- Other building-level amenities



# STREET LEVEL ACTIVE USES



- Commercial
- Services / Amenities

# OPEN SPACES TYPES



## OPEN SPACES NETWORK

One San Pedro establishes a new open space network to create a hierarchy of meaningful, well-defined, and connected spaces, ranging from public, common to private access as shown in the Open Spaces Types diagram. This network connects the new development to surrounding open spaces and the larger San Pedro community.

Residents will have access to their own private outdoor spaces (e.g. patios, porches, stoops, and balconies) as well as shared common spaces (e.g. courtyards and amenity decks) with the neighbors in their building. Residents in neighboring buildings will share another layer of community open space and amenities that are further expanded by publicly accessible spaces and facilities. This provides residents with opportunities to engage with their neighbors on a variety of levels, through a range of activities, and in different spaces that balance personal comfort and vibrancy.

The outdoor spaces and amenities are designed and located to work as a holistic system of activity, connectivity, habitat, and sustainability. The public open spaces are intended to be porous, connecting to circulation networks and other amenities. The common areas provide a greater sense of enclosure and sanctuary, while still engaging the broader network. Private open spaces are to engage both common and public open spaces, while providing varying levels of privacy for residents.

One San Pedro will have a series of outdoor community and public spaces, including parks, paseos, plazas, and a sports field, intended to host a variety of events, programs, and users. Each space will be designed and programmed through a collaborative process with residents, local stakeholders, public agencies, and community partners.

### COMMUNITY FEEDBACK #6:

***“Our children should have safe places to play, learn, and be children.”***

Due to past violence and incidents, families are often protective of their children and do not allow them to explore their neighborhood, or going to the sports fields or playgrounds even on-site. Residents want the new park spaces, amenities, and playgrounds to be located, designed, and managed to ensure the greatest safety, and provide peace of mind for everyone.

In response, the One San Pedro Plan offers a range of public and private outdoor spaces for resident use across the site. Safety is enhanced through the placement of front doors on to these spaces, putting eyes on these parks, or taking advantage of the natural topography to elevate open spaces above street level - above passing cars and pedestrians.

## Palos Verdes Park

Aligning open space with Palos Verdes Street creates the opportunity for a 120 feet wide linear park - three blocks long - with a shared street to the east and bicycle-pedestrian “street” to the west. This park bridges the neighborhood north of One San Pedro and Downtown San Pedro, with the potential to extend to the entrance of the Port of LA Headquarters to the south and ascend the hill to the north towards Sepulveda and Ofarrell Streets.

Palos Verdes Park will feature a variety of playgrounds serving different ages and physical abilities, a picnic area, and an open grass field - creating an urban oasis. Potential other amenities could include a skate park, dog park and bandshell.

The flanking promenade and shared street will be designed as extensions of this park – effectively doubling its size, with infrastructure to support regular closure for expanded programming like farmers markets, community fairs, and other large-scale events. With the ground floor commercial and community uses surrounding Palos Verdes Park, this space will become the lungs of One San Pedro complete with abundant urban forestry and verdant landscape. The park will be programmed and maintained by the One San Pedro developers in collaboration with community partners.

## Harbor Plaza

The One San Pedro plan includes the closure of 2nd Street between Harbor Boulevard and Palos Verdes Street to create a public plaza, surrounded by a variety of commercial and community uses. The plaza is intended to be a programmatic and physical bridge between the Harbor Boulevard Promenade on the waterfront and Palos Verdes Park. The plaza would remain level with the grade of Palos Verdes Street, creating an elevated urban space that provides the public with a unique vantage point over the waterfront.

Harbor Plaza is intended to be an active space, with hardscape and abundant landscape throughout, shade trees, and natural materials to provide warmth and soften the space. Adjacent commercial spaces will have their access oriented toward the plaza with storefronts and dining patios lining the plaza with plenty of flexible seating within the space. The plaza will be designed to host a variety of activities, including but not limited to live entertainment, outdoor games, and other community programming.

*Rendering looking north along the linear park and Palos Verdes Street*



#ONE SAN PEDRO



## OSP Sports Facility

A new sports facility will be located on the north side of Centre Street between 1st and 2nd Streets. The OSP Sports Facility is intentionally designed to serve all residents of the neighborhood, offering up opportunities for physical activity and health and wellness.

Taking advantage of the site's natural slope, the interior space of the OSP Sports Facility will open toward Centre Street, with the outdoor open

spaces elevated above, meeting the natural grade of the sidewalk midway to Mesa Street. The OSP Sports Facility will be laid out to accommodate programming for resident across all age levels including young children and older adults. The privately-maintained outdoor space will include a multi-purpose playing field, a playground, and multiple sports courts. It will be designed to maximize visibility and security for outdoor play by everyone.



*Left: Rendering looking southeast at the paseo and sports fields at the OSP Sports Facility  
Above: Rendering of running track and play equipment at the OSP Sports Facility*

## ENVIRONMENTAL SUSTAINABILITY AND AIR QUALITY

The One San Pedro plan strives for environmental stewardship within an urban environment, while helping the larger community adapt to the impacts of climate change. The new development will meet and exceed local and state green design and building regulations, including those of the City of Los Angeles and CalGreen Building Code, and designed to achieve LEED for Neighborhood Design (LEED-ND) certification<sup>1</sup>.

As part of LEED-ND, future buildings and homes of One San Pedro will be designed and constructed to meet LEED certification requirements which includes criteria for air filtration, environmentally-sealed building envelopes, use of low and zero VOC [volatile organic compound] materials, and solvents throughout the construction and management of One San Pedro. Each phase of development will maximize the use of best practices and products of sustainable design available at that time as the technology continues to evolve.

The proximity of the site to the Port of LA impacts residents' health due to the cumulative effects of air, noise, and light pollution from stationary and mobile sources (e.g. diesel trucks, cargo ships). The planning, design, construction, and management of One San Pedro will be carefully coordinated to mitigate many of these impacts.

For example, while residential uses are distributed across the site, large family and senior housing will be located toward the western two-thirds of the site, away from the port complex. Additionally, because of the higher incidence of asthma in the area due to port exhaust, the site will include asthma-friendly Breathe-Easy units. Recreational uses, specifically the OSP Sports Facility, are located on the western most portion of the property, with Palos Verdes Park located in the center. The landscape and tree master plan considers alleviating poor air quality by utilizing plant species that reduce the urban heat island effect and sequester carbon, helping to improve the local outdoor air quality.

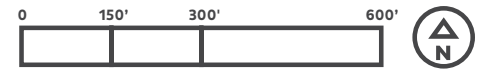


**Rendering of the playground at Palos Verdes Park**

<sup>1</sup> See Appendix D for the LEED-ND Checklist.



# ILLUSTRATIVE SITE PLAN



# 6 NEIGHBORHOOD INVESTMENTS





### **What are the complementary neighborhood improvements to the housing plan?**

#### **Where are they located?**

### **How do they address the community's priorities and strengthen the neighborhood?**

Supporting the redevelopment at Rancho, a cohesive set of neighborhood improvements are designed to connect One San Pedro seamlessly into the larger community and fulfill the vision of Barton Hill-Downtown be an "Active Neighborhood". This chapter provides a series of specific improvements to help pedestrian, bicyclists and transit riders move easier through the neighborhood and complementary economic investments.

Connectivity improvements are focused on linking One San Pedro outward into the community and the community inward into One San Pedro. This is accomplished through:

- Enhancing access to community services and facilities;
- Enhancing safety for children to learn and grow;
- Enhancing features that promote a healthy and active lifestyle;
- Enhancing access to transit; and
- Adopting a green alley program.

The economic health of the rest of Barton Hill-Downtown directly and indirectly affects quality of life at the redeveloped One San Pedro, and supporting the economic vibrancy of the entire community will help all stakeholders benefit from the influx of new investment. The neighborhood's economic health will be impacted by:

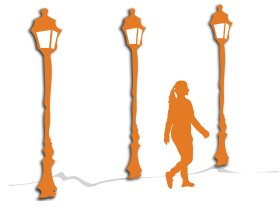
- Investing in the downtown economic climate; and
- Investing in residential areas.

*Picture to left: Prioritizing neighborhood improvements during the community open house in August 2019*

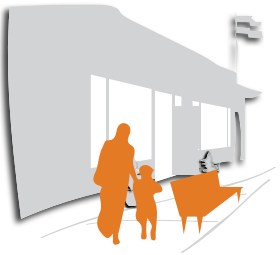
# PLANNING SPOTLIGHT: NEIGHBORHOOD-FOCUSED SESSIONS

Sessions targeting neighborhood improvements were held during the community workshops and at a CAC meeting. The input from these neighborhood-focused sessions informed the neighborhood program, particularly the connectivity improvements.

## KEY NEIGHBORHOOD ISSUES



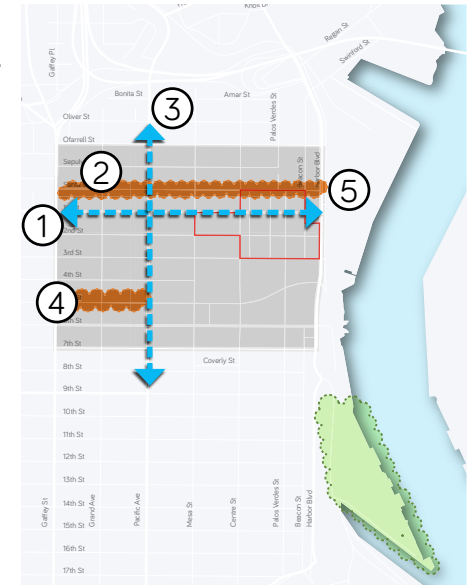
**Lighting** at night is a major issue throughout the neighborhood.



**Safe routes to school** for children should be addressed and **bus stop improvements** are needed.

## LOCATION SPECIFIC COMMENTS

- ① **1st Street** is a main east/west connector & critical pedestrian spine.
- ② **Santa Cruz Street** is dark and there are hidden areas that make it feel unsafe.
- ③ **Pacific Avenue** is another important street for connectivity and crossing improvements.
- ④ **5th Street** between Pacific Ave & Gaffey St feels unsafe, dangerous day & night.
- ⑤ **The Waterfront.** Facilities & attractions along the waterfront are considered a destination, however, events there cause spillover parking in the neighborhood.



## WHAT TYPE OF IMPROVEMENTS ARE MOST NEEDED IN THE NEIGHBORHOOD? Listed in order of community importance



1. Community Facility  
15%



2. Street Lighting  
12%



3. Sidewalk  
11%



4. Commercial or Social Services  
11%



5. Transit Improvements  
9%



6. Maintenance/ Upkeep  
9%



7. Public Safety  
9%



8. Building Improvements  
7%



9. Crossings / Intersection  
7%



10. Trees / Landscape  
6%



11. Bike Facility  
2%



12. Other  
2%



**Top to bottom: CAC members pointing out problem areas in the neighborhood; Attendees at the August community workshop stopping by the neighborhood-focused station to identify where and what type of improvements are needed**

**COMMUNITY FEEDBACK #7:**

***“Walking and biking can be difficult with the hills and busy streets.”***

Many community amenities are within reasonable walking distance of Rancho, but residents felt many were not accessible due to busy streets, blocked or obstructed sidewalks, and the natural topography. Biking is seen as a luxury to many residents but they were interested in making bicycle facilities more accessible.

**COMMUNITY FEEDBACK #8:**

***“We spend so much energy caring for our families, we do not take care of our own health.”***

Residents shared very personal stories of struggles with physical, mental, and emotional health, while caring for their families, friends, and neighbors. Spending the time to buy and cook healthy meals, get a small amount of exercise, or even get enough sleep seem like luxuries they cannot afford. While impacting their health, these activities are essential for helping to mitigate stress and trauma.

**COMMUNITY FEEDBACK #9:**

***“Buses go to where we want but they don’t come often enough.”***

There are six different bus routes that pass through or near Rancho, but residents feel they do not come frequently enough which results in the buses often being too crowded during peak periods – school time in particular. As a result, it is an unreliable mode of transportation to get to work, school, or appointments on time.

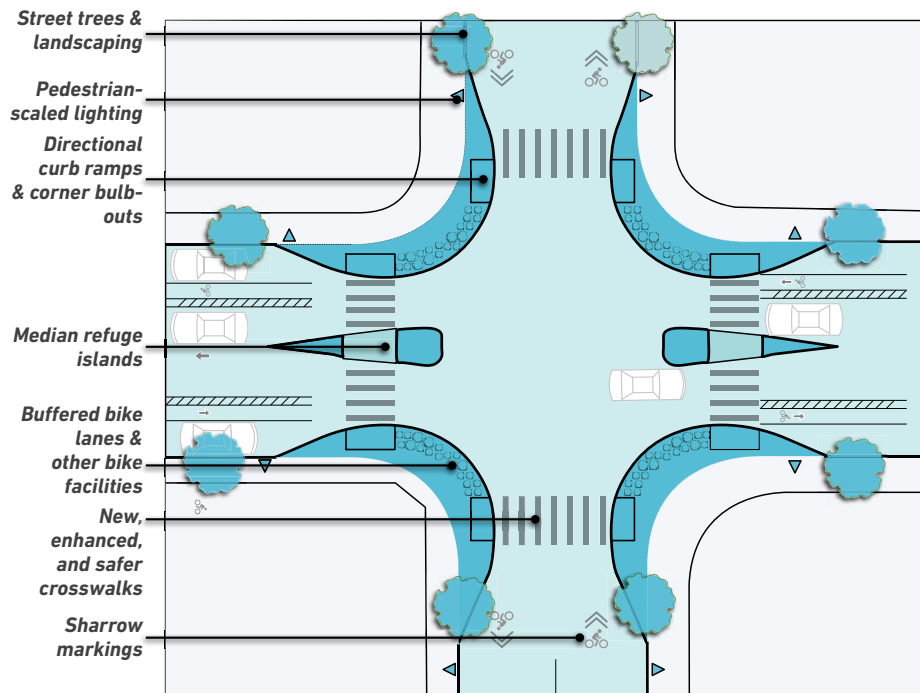
# STREET TYPOLOGIES

To organize connectivity improvements, the streets of Barton Hill-Downtown were categorized into three different typologies based upon the intensity and type of activity and the role each street should play in the community. The proposed bicycle facilities from the Los Angeles Mobility Plan 2035 are also included. Note that Gaffey Street, the western boundary of the Barton Hill-Downtown neighborhood, is currently undergoing improvements through the Great Streets program. As a primarily vehicle-oriented thoroughfare and offering less relevant connections to neighborhood-serving destinations, additional Gaffey Street improvements are not included in this plan.

**Neighborhood Green Streets** are local streets primarily residential in character that can be enhanced to better serve people who are walking and biking. Improvements may include sidewalks and crossings, traffic calming, pedestrian-oriented lighting, and “low-stress” bikeways. “Greening” is especially important on these streets for comfort, beauty, and encouraging “green” modes like biking and walking. As such, these streets should feature trees and landscaping as much as possible.

In Barton Hill-Downtown, “neighborhood green” streets include 1st and 3rd Streets going east-west, and Mesa Street traveling north-south.

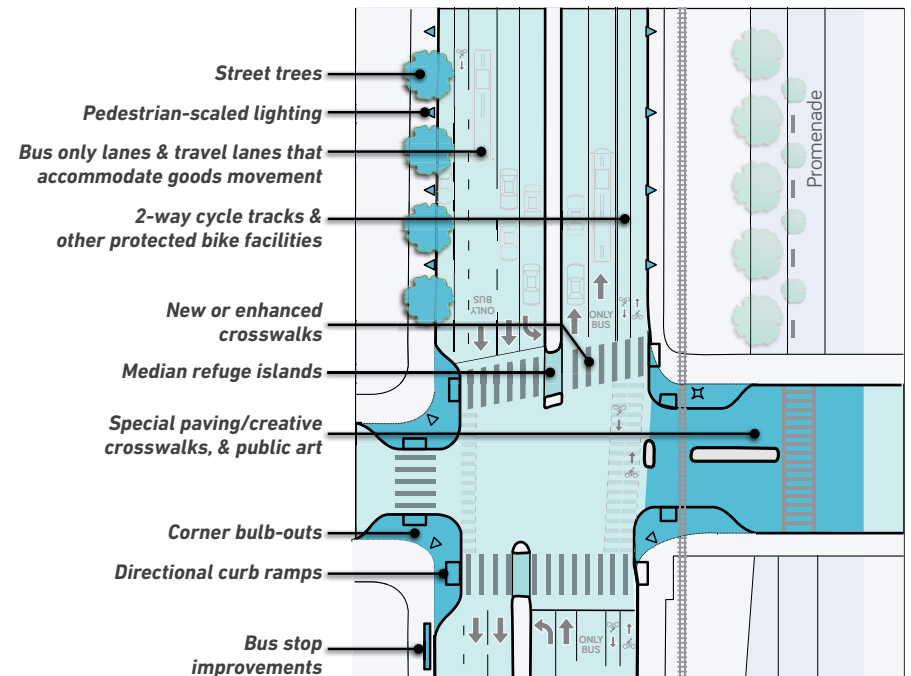
Typical Neighborhood Green Street improvements:



**Major Corridors** typically have wider right-of-ways, heavier vehicular traffic and faster travel speeds than Neighborhood Green Streets. They also accommodate a wider range of mobility types at one time. Major Corridors enhancements may include elements that help separate and delineate travel modes, i.e. protected bike facilities, bus only lanes, enhanced crosswalks, mid-block crossings, bus stop amenities, and pedestrian median islands.

Within Barton Hill-Downtown, “major corridors” include Pacific Avenue and Harbor Boulevard going north-south and 5th Street going east-west.

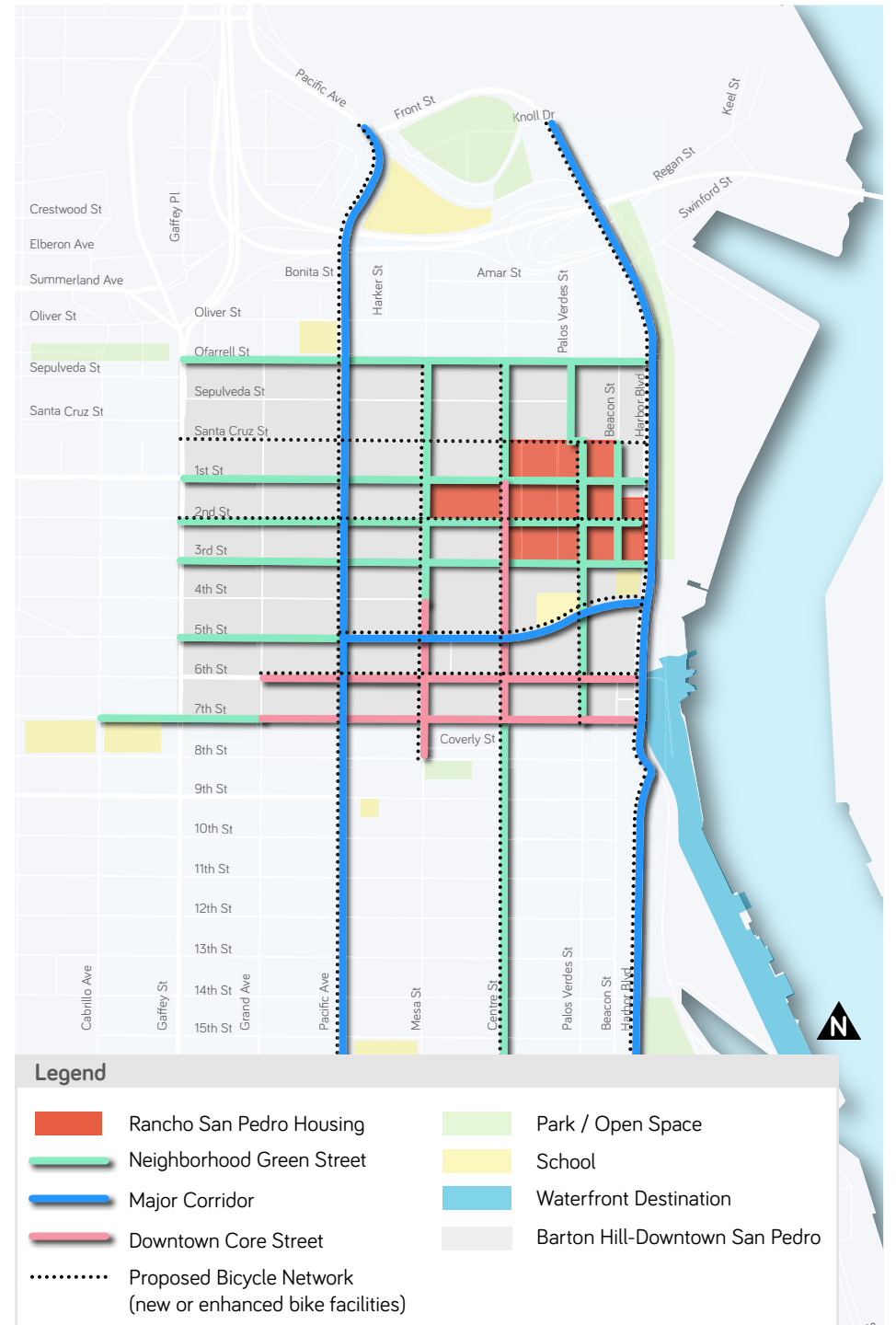
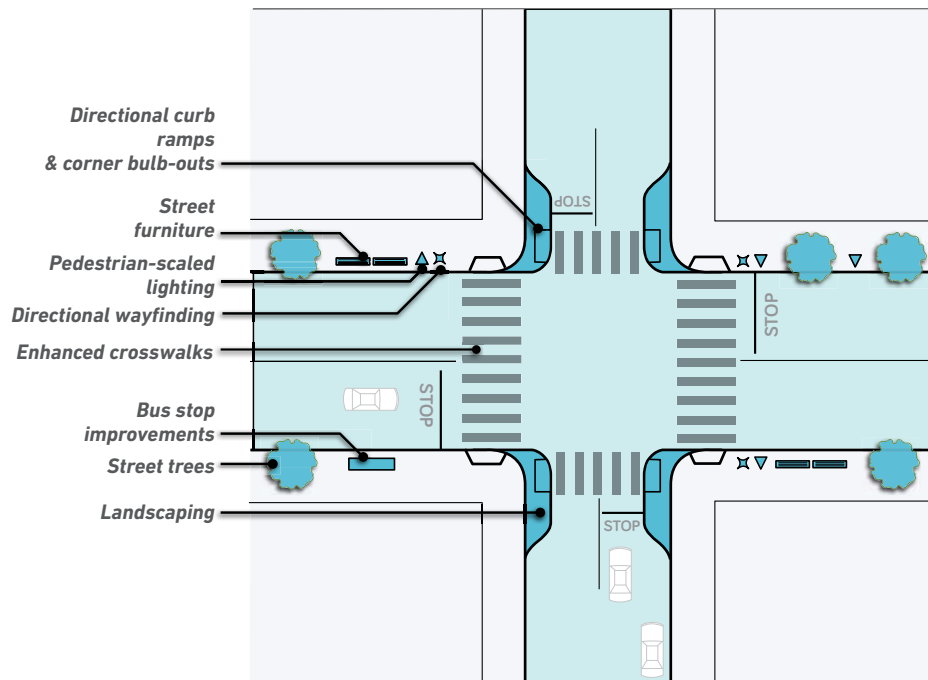
Typical Major Corridors improvements:



**Downtown Core Streets** are commercial and mixed-use streets located in Downtown San Pedro serving multiple modes, such as people walking and biking, taking transit, etc. Downtown Core Streets can be improved with the addition of street furniture, bus stop improvements, enhancement of existing crosswalks, place-specific public art, and in some places, introduction of corner bulb-outs to shorten pedestrian crossing distances, improve pedestrian visibility, and calm traffic, or parklets that extend the sidewalk space.

Downtown Core Streets include 6th and 7th Streets going east-west, Centre Street between 1st & 7th Streets, and Mesa Street between 4th & 8th Streets.

Typical Downtown Core Streets improvements:



## CONNECTIVITY IMPROVEMENTS

Based on resident feedback during community workshops and the sharing of their lived experiences in the neighborhood, connectivity improvements were grouped into five categories:

- **Enhancing access to community services and facilities** - focused on key corridors traversed by residents to access neighborhood amenities, services and facilities.
- **Enhancing safety for children to learn and grow** - focused on creating designated safe corridors for children to access Barton Hill Elementary, and other child-focused facilities like the Port of LA Boys and Girls Club, Rancho Community Center, Bandini Canyon Park, and the future OSP Sports Facility at One San Pedro.
- **Enhancing features that promote a healthy and active lifestyle** - focused on adding opportunities for health and fitness that build on existing recreational amenities like the San Pedro Waterfront Promenade and the planned walking trail through One San Pedro along with the new Palos Verdes Park, Harbor Plaza and OSP Sports Facility.
- **Enhancing access to transit** - focused on improving the user experience in a community where over one-quarter of residents rely on public transit as their primary mode of transportation.
- **Adopting a green alley program** - focused on improving select alleyways for pedestrian-use and/or physical enhancements to address safety and illegal dumping.

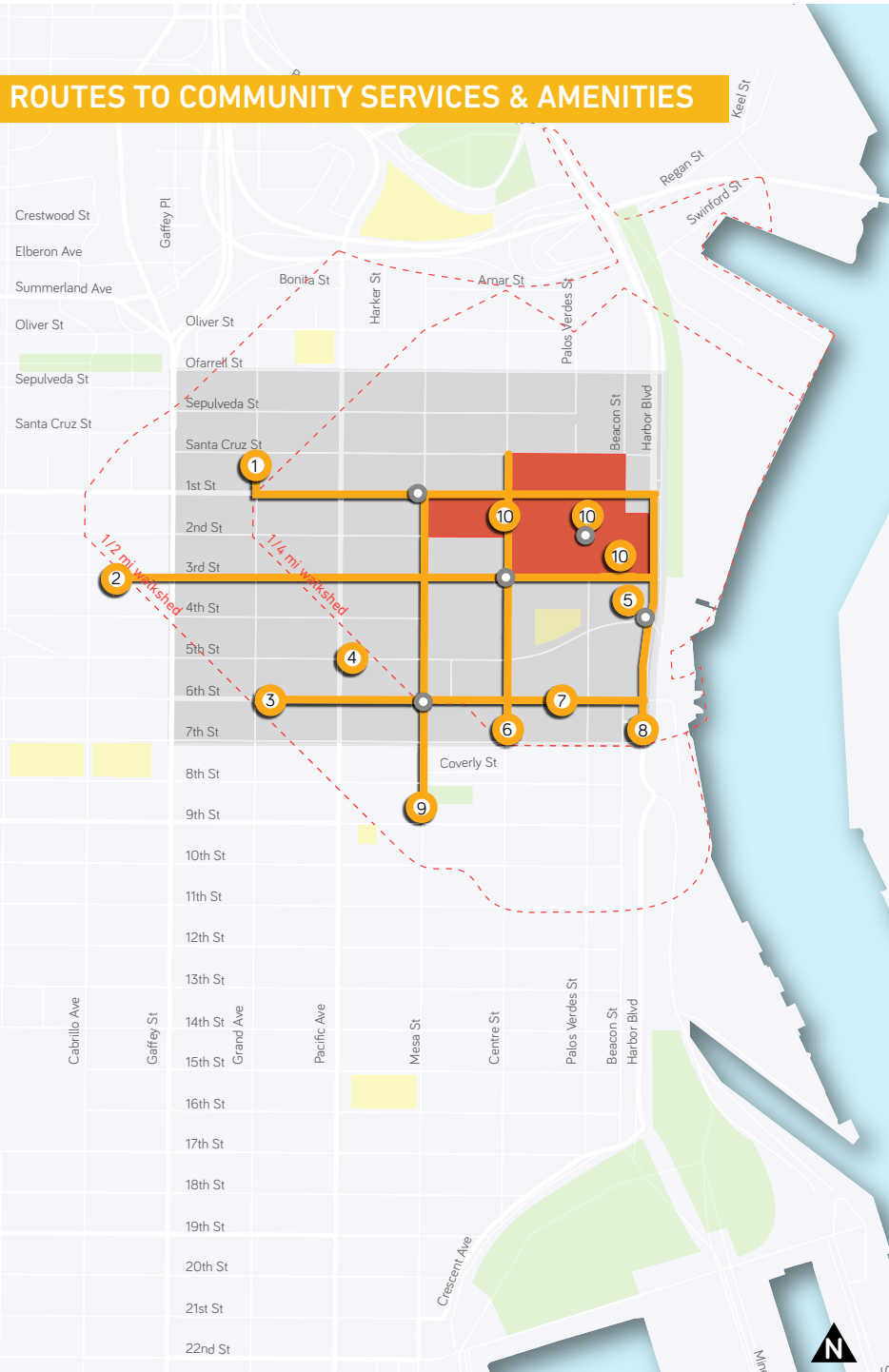
## ENHANCING ACCESS TO COMMUNITY SERVICES AND FACILITIES

There are at least nine community destinations within a 10-15 minute walk from Rancho. The map highlights the primary network of routes that Rancho residents might use to walk to these services and facilities. Street improvements along these routes are focused on improving the pedestrian experience including ensuring that all crossings are well-marked with highly visible crosswalks and ADA-compliant or enhanced crossings (e.g. tactile warning strips, audible signals, dual curb ramps), adding pedestrian-oriented lighting as needed, repairing existing sidewalks and moving obstructions out of the pedestrian right-of-way, and traffic calming.

Additionally, adding wayfinding at well-traveled intersections to make it easier for residents and visitors to find key destinations both informs pedestrians as to what is available in the community, improves the community's image, and creates a more welcoming environment. Targeted intersections for wayfinding include: 1st and Mesa Streets; 6th and Mesa Streets; 3rd and Centre Streets; 2nd and Palos Verdes Street; and 5th Street and Harbor Boulevard.



# ROUTES TO COMMUNITY SERVICES & AMENITIES



**Legend**

- Rancho San Pedro Housing
- Routes to Community Services & Amenities
- School
- Park / Open Space
- Barton Hill-Downtown San Pedro
- Wayfinding Opportunity
- # Community Services & Amenities
  1. Toberman Neighborhood Center
  2. LA County Services Center
  3. Harbor Community Clinic
  4. Numero Uno Market
  5. Port of LA Boys and Girls Club
  6. San Pedro Farmer's Market
  7. Harbor WorkSource Center
  8. San Pedro City Hall & Sharefest
  9. Anderson Memorial Senior Citizen Center
  10. One San Pedro planned community and commercial facilities



**Pedestrian wayfinding**

## ENHANCING SAFETY FOR CHILDREN TO LEARN AND GROW

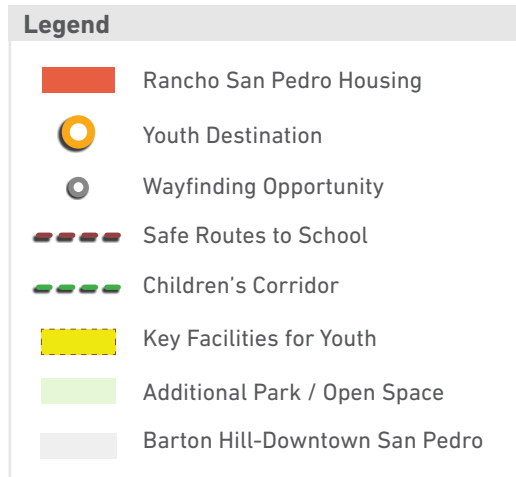
As the primary neighborhood elementary school, many parents felt it was unsafe for their children to walk to Barton Hill Elementary at Ofarrell Street and Pacific Avenue. Concerns included speeding traffic, a lack of marked crosswalks as well as drivers not observing existing crosswalks, and a lack of signage indicating school and pedestrian crossings.

Creating designated Safe Routes to School - complete with yellow and creative kid-friendly crosswalks, traffic calming and slow school zone signs plus signage alerting drivers to the presence of a school - will improve the ability for children to get to school safely. Safe Routes to School improvements, targeted to Pacific Avenue, and 2nd and Ofarrell Streets, can be complemented with a Walking School Bus organized by parents and community members in partnership with the police.



**Yellow crosswalk**

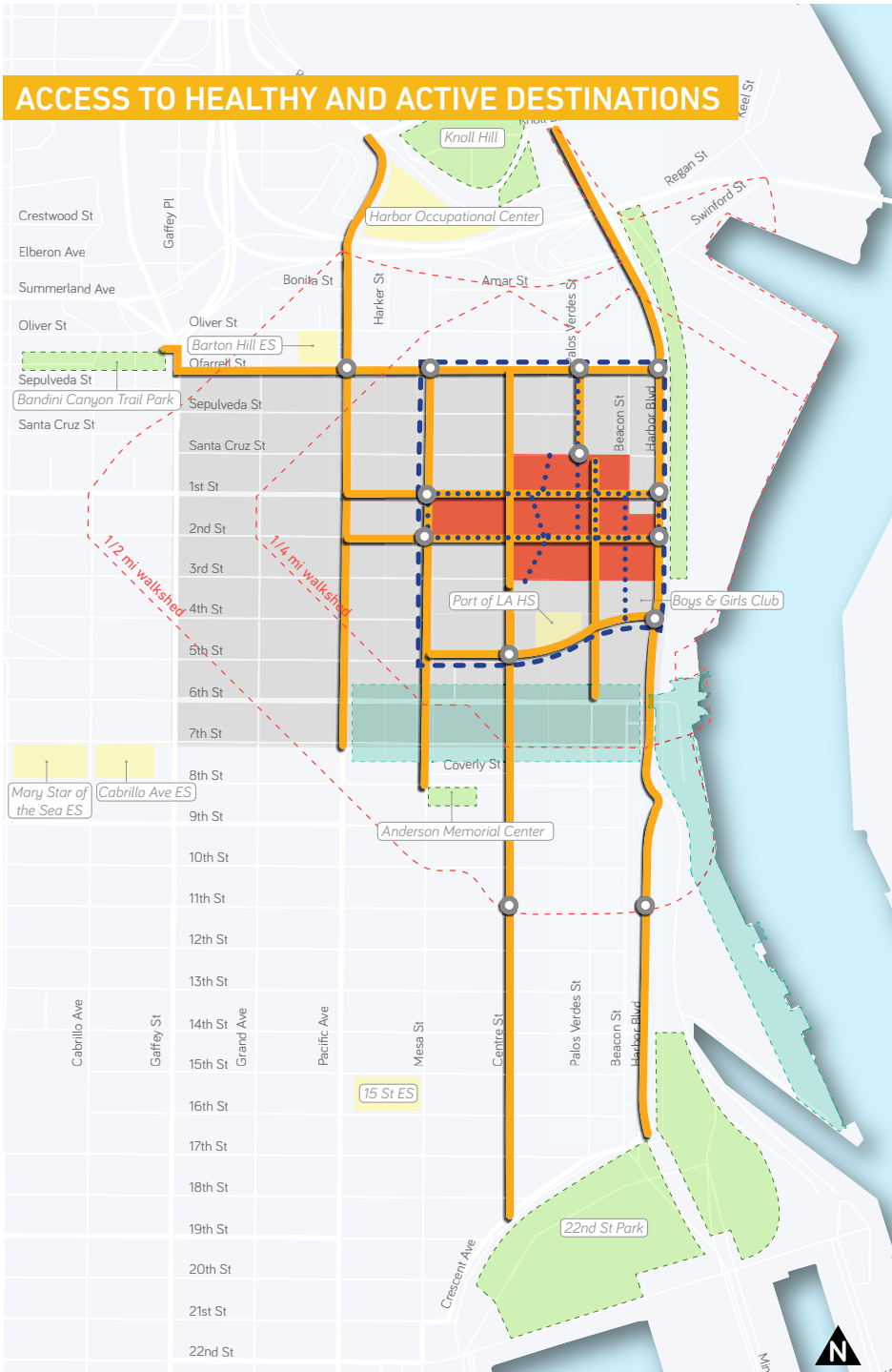
In addition to the Safe Routes to School, a Children's Corridor along Ofarrell Street and Palos Verdes Streets would connect Rancho children to nearby youth amenities such as the trails at Bandini Canyon Park and the Port of LA Boys and Girls Club. The Children's Corridor can emphasize the importance of access to nature via informational signage with an educational focus, along with thoughtful landscaping with plants that stimulate the senses with colors, textures, and scents.



## SAFE ROUTES FOR YOUTH



## ACCESS TO HEALTHY AND ACTIVE DESTINATIONS



## ENHANCING FEATURES THAT PROMOTE A HEALTHY AND ACTIVE LIFESTYLE

Around Barton Hill-Downtown are a number of parks with recreational opportunities, including Bandini Canyon Park, Knoll Hill and 22nd Street Park. Improving routes to these spaces will increase use by local residents. However, given time, transit and safety constraints, creating opportunities for fitness and active recreation in the neighborhood is ideal.



**Creative health-related sidewalk prints**

Building on planned improvements at One San Pedro - including a walking trail - a 1.5 mile Neighborhood Health Loop will connect these amenities and create links between residential areas and downtown. The Health Loop will feature quarter-mile markers, creative health-related prints, and pedestrian-scaled lighting.

A new pedestrian bridge over Harbor Boulevard at 2nd Street would provide a direct and safe connection to the existing Harbor Parkway Promenade, which has the potential to be improved with health-focused features, such as outdoor fitness equipment, meditation garden, or community garden. A new pedestrian stairway on Palos Verdes Street between Santa Cruz and Sepulveda Streets, which is currently a dead end in the middle of the block due to topographical changes, would provide another link between One San Pedro and the Health Loop.

### Legend

- Rancho San Pedro Housing
- Routes to Public Destinations
- Wayfinding Opportunity
- Proposed One San Pedro Walking Trail
- Neighborhood Health Loop
- Downtown & Waterfront Destinations
- School
- Park / Open Space
- Barton Hill-Downtown San Pedro

## ENHANCING ACCESS TO TRANSIT

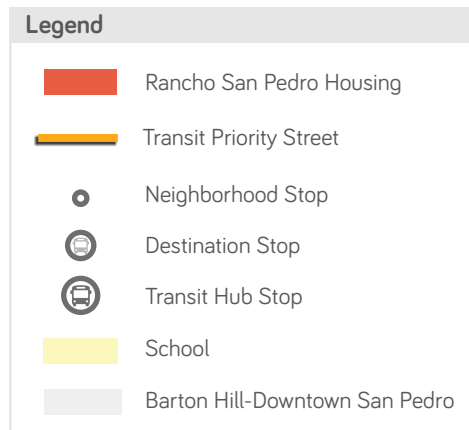
Over one-quarter of Rancho residents relying on public transit as their primary mode of transportation. Transit improvements were ranked as the 5th most needed improvement in the neighborhood by community members during the summer open house, and is one way for residents to access to grocery stores, big box stores, and pharmacy destinations outside of the immediate neighborhood.

The streets highlighted on the map are considered Transit Priority Streets. Bus stops are categorized based on the number of bus routes served. Neighborhood Stops only serve local routes, Destination Stops serve routes to regional destinations, and Transit Hubs are intersections that serve multiple routes and where riders can transfer to another line. Immediately adjacent to Rancho, the bus stops along 1st Street are important access points to transit for residents. The bus stops along 1st from Gaffey Street to Harbor Boulevard are prioritized for improvement, with each stop (where space permits) having a bus shelter, seating, trash cans, pedestrian lighting and real-time transit signage.

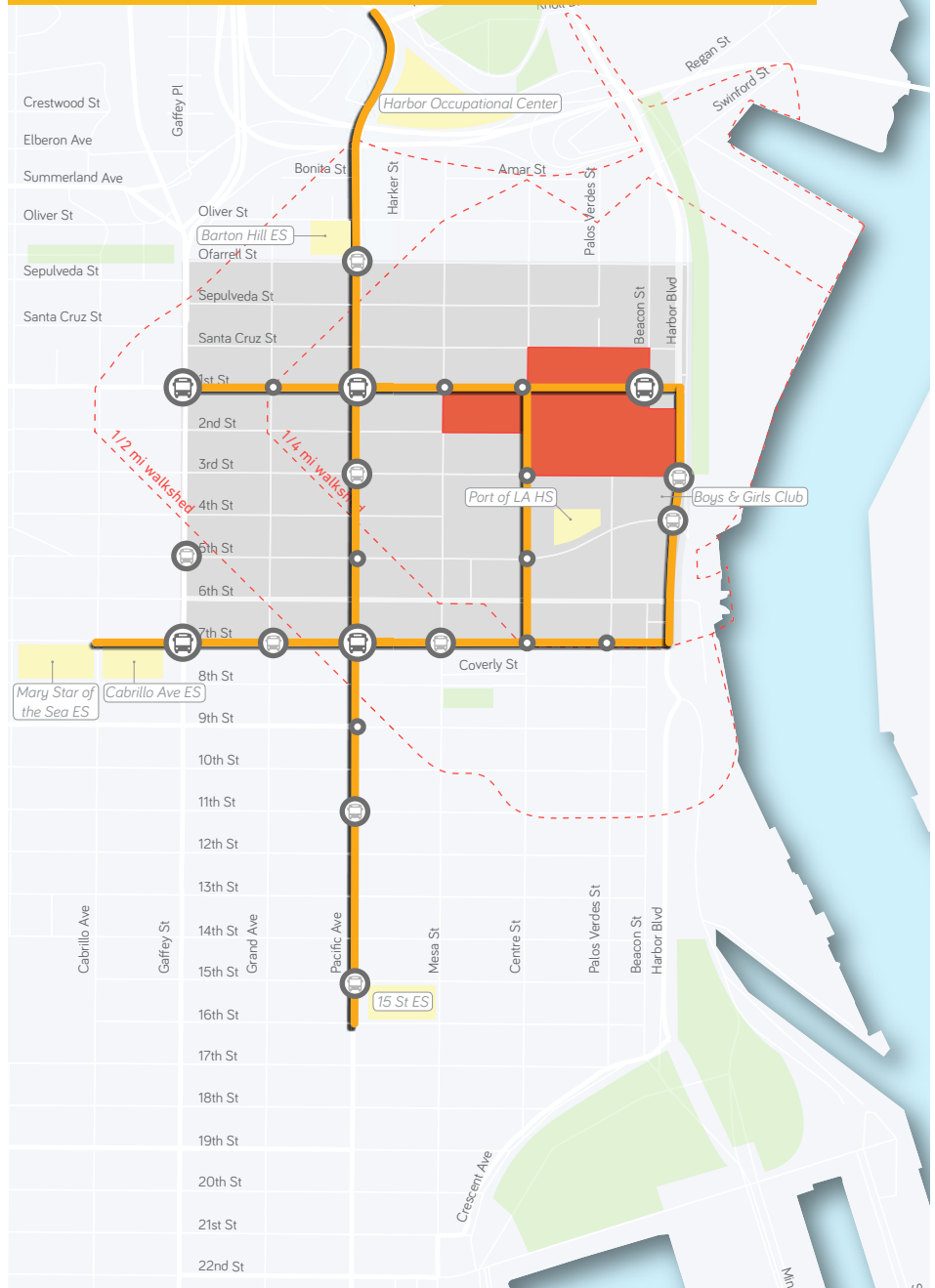


**Wi-Fi enabled bus stop with seating and real time signage**

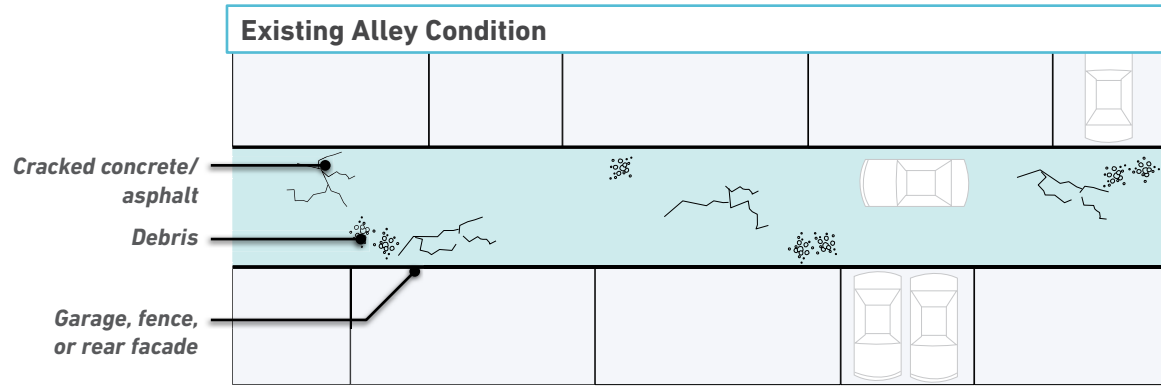
Aside from bus stop improvements, the community will work with LA Metro and LADOT to evaluate current service frequency at different times of the day.



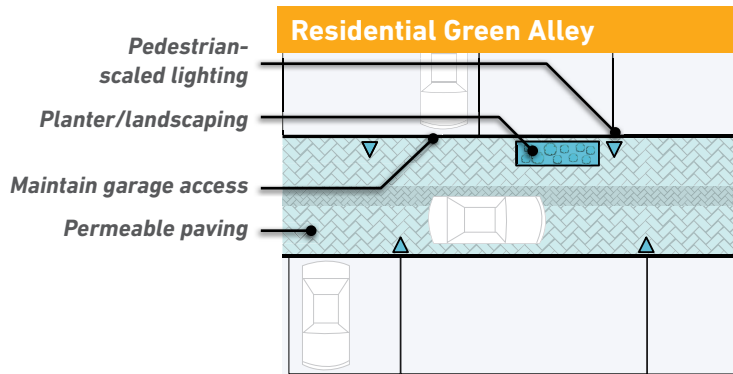
## TRANSIT PRIORITY STREETS & STATIONS



### Existing Alley Condition

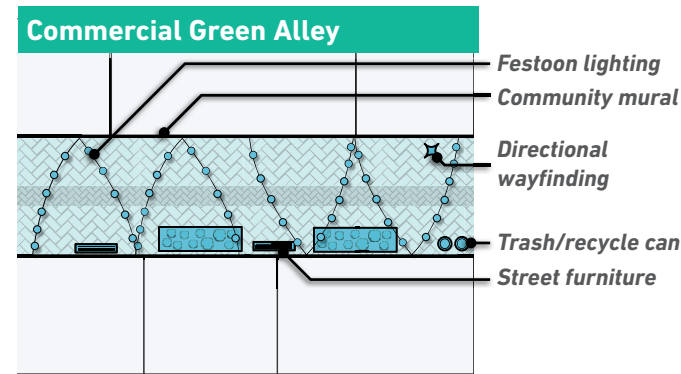


### Residential Green Alley



Residential alleys are typically 20' wide and lined with garages, fences or walls, and rear facades of homes. These alleys can be improved with pedestrian-scaled lighting along the edges, planters and landscaping where space permits, and permeable paving.

### Commercial Green Alley



Commercial alleys are located in the downtown area, and are lined with the sides of commercial buildings or parking lots. In addition to residential green alley improvements, commercial green alleys may include festoon lighting, community murals, consolidated trash collection areas, street furniture, and signage.

## ADOPTING A "GREEN ALLEY" PROGRAM

Residential and commercial blocks throughout Barton Hill-Downtown have alleys that tend to be forgotten spaces and community members have complained about trash accumulation in these areas, particularly west of Pacific Avenue. Instead of being afterthoughts, alleyways can be enhanced to make them more welcoming, safe, and visually appealing, and can also become designated pedestrian pathways to neighborhood destinations like Barton Hill Elementary. Improving the alleys can also support the goals of the San Pedro Urban Greening Implementation Plan.

Using the City of LA's Green Streets & Green Alleys Design Standards Guidelines, alleyways can be "greened" through landscaping, permeable paving, and softscaping. Green alley improvements are categorized into two types: residential green alleys and commercial green alleys.

Alleyways in the neighborhood should be evaluated to determine one or two locations for a Green Alley Demonstration prior to full roll out. For example, the alley just south of Barton Hill Elementary between Ofarrell and Santa Cruz Streets just west of Pacific Avenue.



**Green Alley in South Los Angeles**

## ECONOMIC HEALTH INVESTMENTS

With multiple mixed-use, commercial, and institutional developments underway, the neighborhood program also invests in the community's economic health in both downtown San Pedro and the residential areas to the north. These investments are aligned with the work and plans of the San Pedro Historic Waterfront Business Improvement District (PBID) and the San Pedro Chamber of Commerce.

### INVESTING IN THE DOWNTOWN ECONOMIC CLIMATE

Improving the current economic climate in downtown San Pedro and using that as a launching point for creating additional economic momentum along nearby commercial corridors like Pacific Avenue and Gaffey Street will help radiate the impact of the \$1+ billion investment on the waterfront into the rest of the community. Activities to increase the vitality of the area include:

- Increasing the quality and quantity of office space and shared work places that are available to current and potential business owners.
- Developing an identity as a small business hub.
- Increasing public art and using local artists to beautify and improve the primary walkways between the USS Battleship Iowa, the San Pedro Public Market, Alta Sea, Crafted, and Cabrillo Beach, and community murals to brand the area.

#### COMMUNITY FEEDBACK #10:

***"We have a rich arts and culture community that makes San Pedro special."***

Community stakeholders shared how arts and culture played an important role in shaping the character of San Pedro, and how art should be integrated into One San Pedro. As part of the first cohort of California Cultural Arts Districts, the organic arts environment grows out of cultural landmarks like Angels Gate and the Grand Warner Theater, as well as constant community art programming like the monthly First Thursdays art fairs.

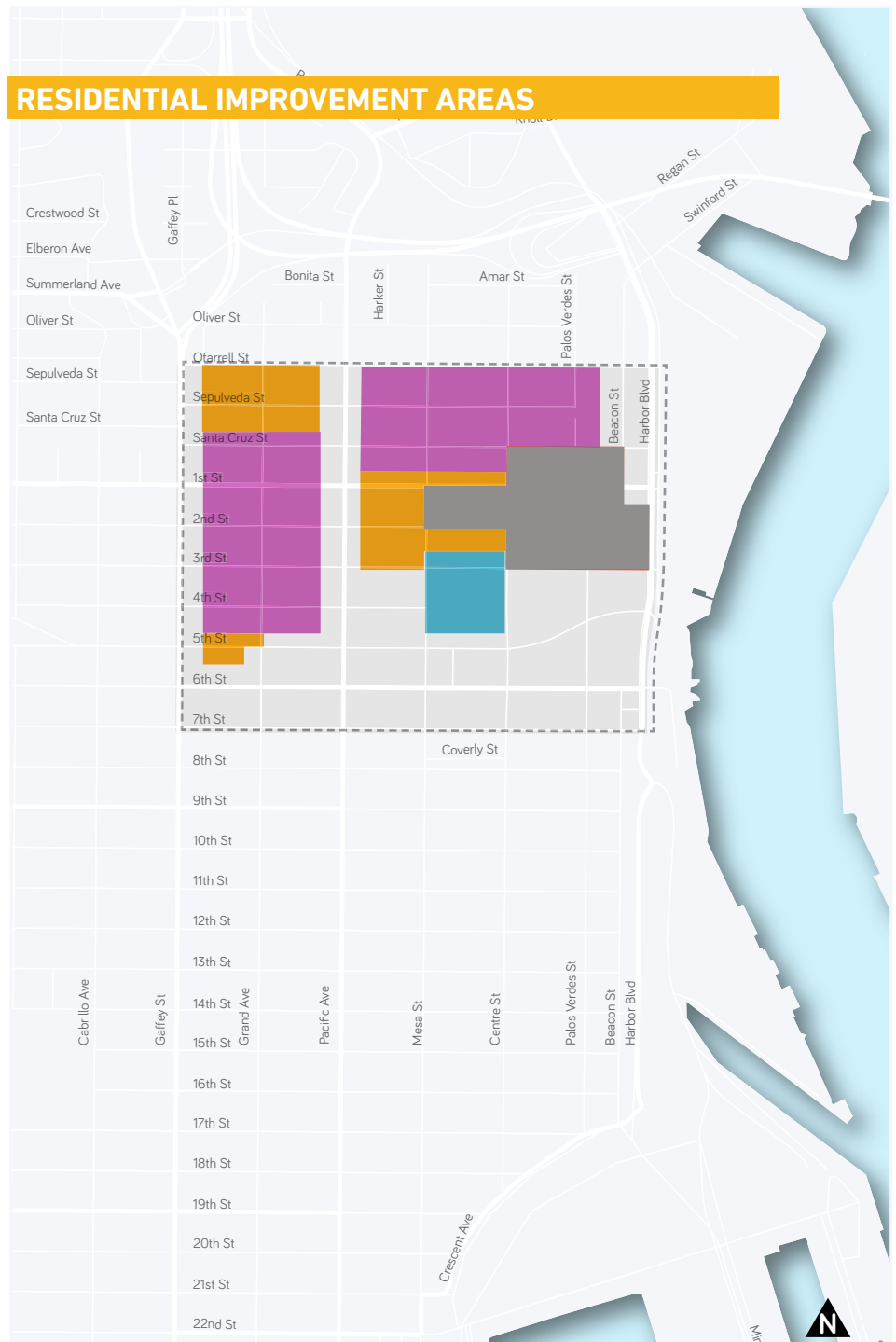
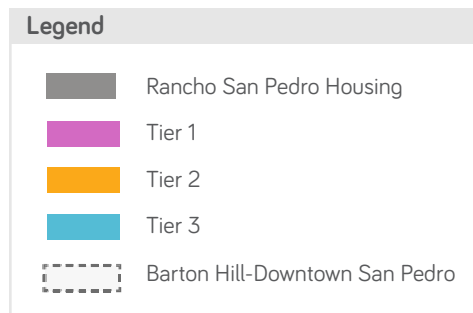
- Addressing the perception of public safety while reducing local challenges like homelessness.
- Expanding public events (such as concerts, cultural events, symposiums, free movies) in downtown and along the waterfront to increase exposure of young professionals and entrepreneurs to the area as well as improve the energy and sense of place within San Pedro.
- Providing space within One San Pedro for neighborhood serving retail that serves local residents. These retail locations would not compete with or replace those found in downtown, but rather compliment them by filling in retail gaps.
- Working with the Port of LA, PBID, and Chamber to attract and diversify the business mix downtown and on the waterfront, in particular for places that support the local community.
- Engaging in facade improvements (e.g. new storefront awnings, removal of bars on windows, consolidation of storefront signage, public art on fences or blank walls, painting buildings, rehabilitation of historic buildings) on Downtown Core streets to promote a consistent and vibrant character in the area. Improving the look and feel of downtown San Pedro will support the attraction of new business tenants and the retention of existing businesses.
- Encouraging property owners to activate vacant storefronts temporarily until space is leased, for example through art installations or pop-up shops.
- Installing signage/wayfinding at key entryways into downtown
- Building on the PBID's current parklet and patio pilot program, which will feature several parklets and sidewalk dining areas, and expanding the program along Downtown Core Streets.

## INVESTING IN RESIDENTIAL AREAS

As one of the originally settled parts of San Pedro, two-thirds of the housing stock in Barton Hill-Downtown was constructed prior to the 1960s. Most of the newer housing stock is found in and around downtown. With lower housing values, lower homeownership rate, and lower rents than the rest of San Pedro, many of the single-family housing units are showing signs of deferred maintenance.

The areas highlighted on the map are recommended for residential improvement with the areas classified into three tiers based on median household income by Census block groups (2016 ACS 5-year estimates). Tier 1 is the highest priority and includes residentially-zoned areas with median household incomes between \$20,000-\$25,000; Tier 2 includes residential areas with median household incomes between \$25,001-\$50,000; and Tier 3 is the lowest priority, with residential areas with median household incomes between \$50,001-\$75,000.

The residential improvement program could provide grants, loans, or subsidies for home improvements to qualified low income or very-low income property owners, as well as landlords who commit to keeping rents at an affordable level for a specified period of time. Funds could be used for energy-efficiency, exterior, and health and safety improvements. The program may additionally provide special incentives or program components for property owners who are 62 years old or older or are disabled.





*Rendering of the entrance to the OSP Sports Facility and transit stop at corner of 1st and Centre Streets*





***Rendering of a farmer's market on Palos Verdes Street next to mixed-use development***

# 7 NEXT STEPS





### **Where do we go from here?**

**How do we advance forward the plans and strategies for the community?**

**What role do the residents, businesses and community stakeholders have in achieving the vision?**

With the One San Pedro Transformation Plan completed, the work of HACLA and its partners is only beginning. Using the shared vision and goals for a One San Pedro as their guide, much hard work lies ahead to make them a reality. From getting the Specific Plan and environmental reviews approved, formally launching the Backbone organization to take the lead on Human Capital activities and coordination, and ongoing coordination and dialogue

with community stakeholders, to continued involvement of Rancho residents during every step of the implementation process, HACLA and the community are committed to investing the time, resources and energy necessary to move the plan forward as expediently as possible.

HACLA anticipates that it will enter into a master developer agreement with the One San Pedro Collaborative to execute the agreed upon housing program,

and partner with the development team to establish the Backbone organization for the human capital work as a stand alone non-profit organization. The work of the Backbone will be guided by the One San Pedro Alliance but supported by HACLA and the One San Pedro Collaborative. To push forth desired neighborhood investments, the Community Advisory Council will continue to meet on a bi-monthly basis.

*Photo to left: Biweekly working session between HACLA and its partners on the One San Pedro Transformation Plan*

## PLANNING SPOTLIGHT: ONE SAN PEDRO OFFICE

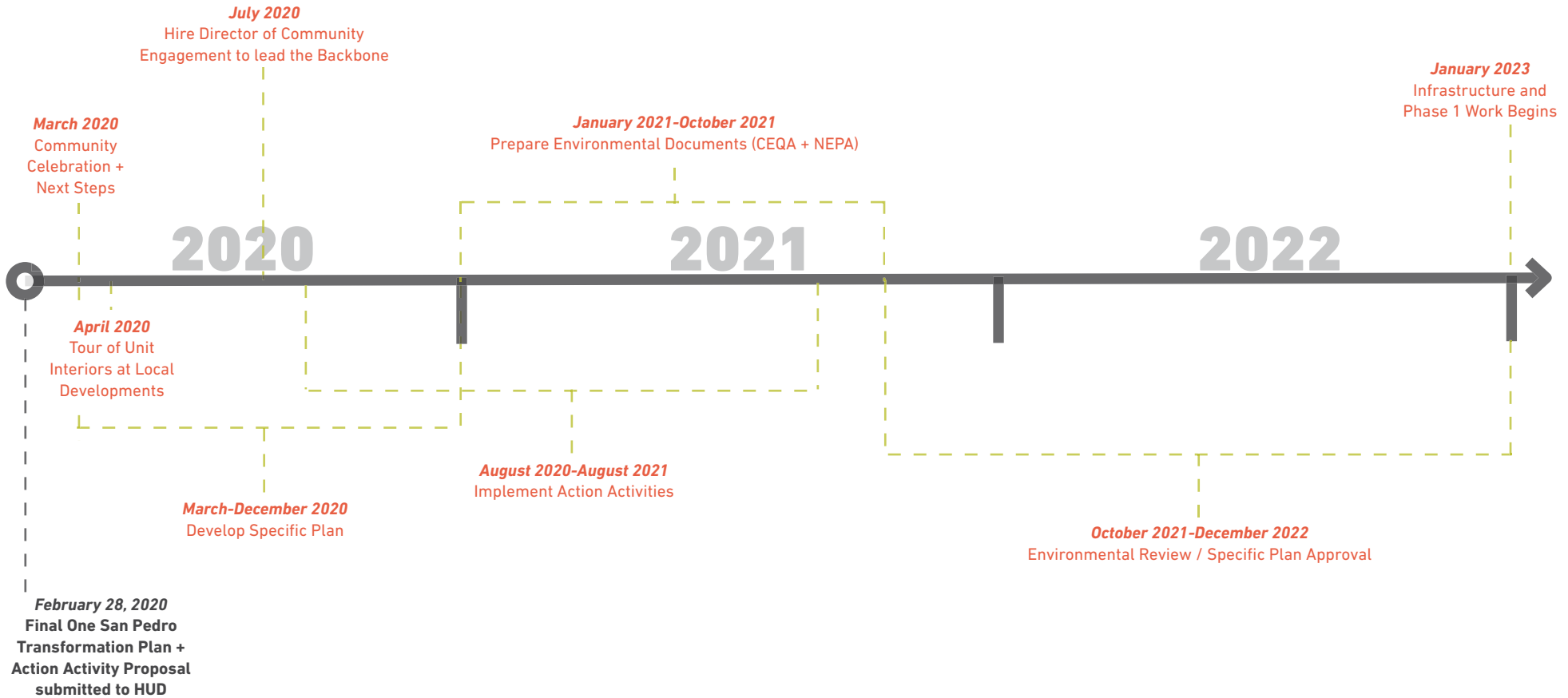
Establishing a physical presence in the community, the One San Pedro Collaborative development team leased and built-out a storefront in Downtown San Pedro in the historic Arcade building to serve as its local office and pop-up gallery space. Opened in June 2019, the local office at 479 West 6th Street - the primary spine of the monthly First Thursdays art walk plus Friday Farmer's Market - is three blocks from Rancho.

Regular community events on 6th Street provide the development team the opportunity to regularly engage residents and community members who do not typically participate or attend community workshops. Members of the One San Pedro Collaborative hold regular office hours throughout the week to reach people walking by who might be curious about what One San Pedro is. Activities in the office are designed for both quick touch points and longer, more engaging discussions, depending on available time and interest by office visitors.



*Scenes from the grand opening of the One San Pedro office in downtown San Pedro in June 2019*

# ONE SAN PEDRO IMPLEMENTATION TIMELINE



## PLANNING SPOTLIGHT: WELLS FARGO BACKBONE GRANT

The affordable housing world is often assumed to be a nuanced bricks-and-mortar enterprise; however, HACLA and the development team have taken a larger view of the role that affordable housing can play as part of a large community development initiative. Using a Collective Impact approach, the One San Pedro Collaborative is spearheading the “Backbone” - an organization to engage residents, social service partners and other stakeholders to work together - with a goal of maximizing shared opportunities to achieve the shared vision. The Backbone will engage stakeholders to actively participate in creating healthy and resilient places to live and work. Other components of the Collective Impact approach include:

- **Common Agenda:** This entails a shared vision and goals for each respective community. Recent literature on Collective Impact suggests a common agenda should not only be desired results, but also aspirational in nature.
- **Shared Measurement:** Partners in community development must also agree to how outcomes are measured and to use these agreed-upon metrics across all strategies and activities. Collaborative work thus is both consistent and aligned among partners, and partners can hold each other accountable. Measurement of outcomes must also be developmental in nature, i.e. inform a strategic learning process so that partners learn from outcomes and evolve strategies as a result.
- **Mutually Reinforcing Activities:** Community development activities must not be conducted in isolation by partners and stakeholders, but leveraged with each other to remain focused on and aligned with the agreed-upon vision for the community.
- **Continuous Communications:** Communications must involve everyone – residents, staff, service providers, and other community stakeholders.

In June 2019, Century Housing, a member of the One San Pedro Collaborative, was awarded a \$60,000 grant from the Wells Fargo Foundation to support the implementation of the early phases of this Collective Impact approach in San Pedro. As one of the first steps, Century Housing is currently hiring for a Director of Community Development to lead the Backbone.

## RELOCATION

For its public housing redevelopment efforts, HACLA pursues a “build-first” approach to the greatest extent possible. HACLA understands that relocation, even temporarily, is extremely disruptive to residents, especially those with children, and only adds stress to an already stressful situation. When residents must be relocated, HACLA adheres to all of the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

All residents will meet one-on-one with a relocation counselor to determine the best relocation option for their family based on individual circumstance. This relocation counselor will work with residents every step of the way pre-move until they are re-house in a new unit at One San Pedro or are permanently relocated.

Relocation options will include temporarily or permanently relocating to another HACLA public housing unit or taking a Section 8 voucher. As standard practice, mobility counseling and transportation assistance are provided, if needed, to see units, and resident have the option of being moved or moving themselves and receiving a one-time moving payment. Regardless of whether off-site relocation is needed, HACLA stands by the commitment that all lease-compliant Rancho residents at the time of relocation/redevelopment are guaranteed the right to return to a new unit in One San Pedro.

To carry out the relocation process, HACLA will retain an experienced relocation consultant who will study the needs of Rancho residents and create the relocation plan with this information. Rancho residents will be involved in the development of the relocation plan, and inform plan elements such as:

- What relocation options do they want?
- What is the priority for moving off-site?
- What happens to residents who move off-site prior to receiving their 90-day notice?
- Do residents get one offer or multiple offers for a new unit when available?

## PLANNING SPOTLIGHT: BACKYARD BRIEFINGS

Throughout the planning process, HACLA knew it needed to go above and beyond when it came to communicating with Rancho residents. Understanding that many Rancho residents were deeply concerned about how redevelopment of Rancho would impact their housing situation - whether they would be able to stay, where would they go, etc. In addition to making presentations to the Rancho Resident Advisory Council and creating the Community Coach program to enlist the assistance of Rancho residents with outreach and engagement in the development, HACLA host two rounds of “Backyard Briefings” at Rancho during the course of the planning process. The briefings were held in each of the four courtyards at Rancho with the residents living around each courtyard invited to that briefing (although residents were welcome to attend any briefing).

HACLA used the first round of briefings (August through October 2018) to update residents on the planning process, answer questions, and serve as the backdrop to the resident survey parties. During the second round of briefings (May through July 2019), HACLA used this time to do a check-in with residents and quell rumors about displacement, concerns about the new proposed HUD mixed-families rule, obtain feedback on priorities for Action Activity categories, and reiterate HACLA’s commitment to residents with regard to the redevelopment of Rancho. HACLA will continue these Backyard Briefings on a regular basis as implementation of the One San Pedro Transformation Plan proceeds.



*Clockwise from above: HACLA’s Director of Community Engagement reiterating the Agency’s commitment to Rancho residents; member of the One San Pedro Collaborative providing a planning update; Backyard Briefing attendees voting on their priorities for different categories of Action Activities*

## DEVELOPMENT TIMELINE

Over the next two years, HACLA and the One San Pedro Collaborative will be focused on preparing the Specific Plan and environmental review documents for Rancho and getting approval for them. After these approvals have been received, which are expected by the end of 2022, attention can then turn to the start of construction.

As described in Chapter 5 - Housing Plan, the Barton Hill-Downtown area is built-out without vacant parcels to develop initial phases. Given this reality, numerous factors and priorities needed to be taken into consideration in how to phase and sequence the redevelopment, especially with an existing community whose residents are to remain in place throughout the construction period.

Taking into account the commitment to Rancho residents, along with financing considerations, infrastructure needs, and construction requirements, the schedule to the right proposes one possible timetable for the redevelopment of Rancho after all approvals have been received by the end 2022. Spanning 16 years, this development timeline makes several assumptions about the pace at which new phases can be started and the time allotted to complete demolition and construction. If conditions become more favorable, it could be possible to compress the redevelopment into 12 or 14 years; if less favorable, it could expand to upwards of 20 years.

Under this particular phasing strategy, some relocation of current Rancho residents during the initial phases will be required. Honoring the commitment to limit off-site and temporary relocation, the first phase will take place on the site of the current Sports Field, Social Hall, and Administration Building at Rancho. Additionally, while the future One San Pedro will have substantially more amenities than those currently available at Rancho, the first few phases focuses on replacing all existing Rancho amenities to limit the amount of time residents do not have access to familiar activities.

Resident relocation to new One San Pedro homes generally precedes the construction phase on an existing block of units - this approach allows the block to be cleared for development, abandon electrical lines, and limit construction impact on current residents living directly adjacent to construction sites or hauling routes. The later development phases are specifically planned to allow qualifying Rancho residents to relocate to units other than the replacement units as One San Pedro is completed. For example, if a senior-living building is constructed Phase 11 to allow residents to age in place within close proximity of family, friends, and neighbors, age-qualifying residents could relocate to this building. Pushing the bulk of affordable homeownership opportunities to one of the final phases allows for Rancho residents to work on their credit history and save for a down payment.

***This development timetable makes the following assumptions:  
After completion of Buildings 6 & 7 in Phase 5, development is accelerated for all remaining phases and staggered by 3 to 4 quarters versus 7 quarters due to a) a higher rate of existing tenant attrition, b) more off-site relocation, and/or c) a higher percentage of replacement units are constructed in the earlier phases. Demolition and construction of the rental phases takes between 27 and 30 months, and the homeownership phases, 21 months.***



	2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031				2032				2033				2034				2035				2036				2037				2038				2039			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4												
Entitlement	[Redacted]																																																																															
Phase Zero - Block C (Temporary Block G) - Infrastructure, PM+RAC Office, Storage	[Redacted]																																																																															
Phase 1 - Block C Building #1 (85 Units)	[Redacted]																																																																															
Phase 1 - Block C - Building #2 (73 Units)	[Redacted]																																																																															
Phase 2 - Block C - Building #3 (115 Units)	[Redacted]																																																																															
Phase 3 - Block A - Infrastructure (Park + Central Service Space)	[Redacted]																																																																															
Phase 3 - Block A - Building #4 (66 Units)	[Redacted]																																																																															
Phase 4 - Block A - Building #5 (32 Units)	[Redacted]																																																																															
Phase 5 - Block D - Building #6 (76 Units)	[Redacted]																																																																															
Phase 5 - Block D - Building #7 (85 Units)	[Redacted]																																																																															
Phase 6 - Blocks D & G - Building #8 & #9 (201 Units)	[Redacted]																																																																															
Phase 7 - Block G - Building #10 (65 Units)	[Redacted]																																																																															
Phase 7 - Block G - Building #11 (74 Units)	[Redacted]																																																																															
Phase 8 - Block F - Building #12 (95 Units)	[Redacted]																																																																															
Phase 9 - Blocks F & E - Building #13 & #14 (246 Units)	[Redacted]																																																																															
Phase 10 - Block B - Building #15 (45 Units)	[Redacted]																																																																															
Phase 11 - Block B - Building #16 (66 Units)	[Redacted]																																																																															
Phase 11 - Block B - Building #17 (65 Units)	[Redacted]																																																																															

## CHOICE NEIGHBORHOODS ACTION ACTIVITIES

As a part of the FY2019 Choice Neighborhoods planning grant awarded to Barton Hill-Downtown San Pedro, HACLA was also awarded \$950,000 for “Action Activities,” which was matched with \$200,000 by the City Council District 15 and \$50,000 by HACLA, to create a total pool of \$1.2 million to fund to-be-defined Action Activities.

Action Activities, as defined by HUD, are physical neighborhood improvements, specifically community development or economic development projects, that enhance and accelerate the transformation of a community. While neighborhood planning is an important first step in rebuilding community confidence and establishing a shared vision for the future, over time, the planning process may start to lose momentum and the community may wonder when all this planning is going to turn into results. For this reason, physical improvements and visible actions, even modest ones, help communities maintain momentum for change and transition from planning to implementation. These actions improve neighborhood confidence, sustain the community’s energy, attract further engagement, and help convince skeptical stakeholders that positive change is possible.

Action Activities funds are intended to help communities make that shift from planning to implementation. These are flexible funds that must be responsive to a neighborhood’s needs and determined through the planning process. They are to be used for innovative solutions to neighborhood challenges and must be used for projects that can be completed within 12 months. Action Activities cannot be used for non-physical uses, such as supportive services, administrative costs (e.g. staffing, meeting space), and marketing. Funds cannot be used for basic infrastructure or as a substitute for basic municipal services. Additionally, funds cannot be used for housing development activities such as acquisition, relocation, demolition and remediation, rehabilitation, or construction.

To identify and select the Action Activities in Barton Hill-Downtown, the Community Advisory Council created a community-driven process to generate and select the best ideas that were most responsive to community needs.

### ***Step 1: Open Call for Ideas***

Any individual, organization, business or stakeholder can submit an idea for Action Activity funding. All ideas MUST improve safety and security in the neighborhood and address at least one of the following community priorities:

- improve lighting
- be a fresh food initiative
- incubate local businesses or increase economic and business opportunity for residents
- provide a new recreation facility or interactive open space
- provide neighborhood conveniences and commercial amenities
- provide community WiFi or no/low cost internet services to residents

### ***Step 2: Community Vote***

All ideas will be presented at a Community Meeting - anyone can attend, but only Rancho and Barton Hill-Downtown residents can vote. Results from this vote will be taken into consideration by the Selection Panel.

### ***Step 3: Selection Panel Review***

A selection panel of 13 members comprised of Rancho and Barton Hill-Downtown residents plus two local churches are charged with narrowing down the range of ideas for further evaluation with the assistance of a Technical Committee.

### ***Step 4: Idea Refinement and Submittal***

Once selected, ideas will be refined with budgets and schedules, and the Selection Panel will vote on the final proposals to be submitted to HUD.

## STEP 1: OPEN CALL FOR IDEAS

The fourth Community Workshop in August 2019 kicked off the open call for Action Activity ideas. Attendees at the meeting were introduced to what Action Activities were and the process, and then had time to work together or individually to submit their idea(s).



## STEP 2: COMMUNITY VOTE

At the end of October 2019, Rancho and Barton Hill-Downtown San Pedro residents had the opportunity to review and vote on which Action Activities they liked. Action Activity idea "generators" were present to explain their idea to attendees.



## STEP 3: SELECTION PANEL REVIEW

On December 2, 2019, the Action Activity Selection Panel convened for the first time. Each of the 23 ideas submitted were reviewed by panel members and scored on six different rating factors with the top ideas to be refined by the Technical Committee. Rating factors included:

- number of community votes received;
- ability to impact safety;
- how well it addressed a community priority;
- level of resident involvement in implementation;
- what other investments did it leverage; and
- feasibility to implement.

Barton Hill Downtown Choice Neighborhood - Action Activities  
 Selección Comunitaria - Set de Actividades  
 Actividades de Acción Comunitaria de Selección - Puntos de Puntuación

Actividad	Descripción	Número de Votos	Factores de Evaluación			Puntuación Total
			Seguridad	Impacto Comunitario	Factibilidad	
Actividad 1	...	15	10	15	10	35
Actividad 2	...	10	10	15	10	35
Actividad 3	...	10	10	15	10	35
Actividad 4	...	10	10	15	10	35
Actividad 5	...	10	10	15	10	35
Actividad 6	...	10	10	15	10	35
Actividad 7	...	10	10	15	10	35
Actividad 8	...	10	10	15	10	35
Actividad 9	...	10	10	15	10	35
Actividad 10	...	10	10	15	10	35
Actividad 11	...	10	10	15	10	35
Actividad 12	...	10	10	15	10	35
Actividad 13	...	10	10	15	10	35
Actividad 14	...	10	10	15	10	35
Actividad 15	...	10	10	15	10	35
Actividad 16	...	10	10	15	10	35
Actividad 17	...	10	10	15	10	35
Actividad 18	...	10	10	15	10	35
Actividad 19	...	10	10	15	10	35
Actividad 20	...	10	10	15	10	35
Actividad 21	...	10	10	15	10	35
Actividad 22	...	10	10	15	10	35
Actividad 23	...	10	10	15	10	35

December 2, 2019 Page 1 of 2

Scoring sheet used by Selection Panel to rate each Action Activity idea submitted

## STEP 4: IDEA REFINEMENT AND SUBMITTAL

In February 2020, the Selection Panel met for a second time to discuss the refined Action Activities. From the original 23 ideas, four activities are being submitted to HUD for funding consideration:

- commercial kitchen incubator providing educational and job training opportunities;
- network of enhanced lighting and crosswalk improvements ;
- community gathering space at 6th and Mesa Streets; and
- Harbor Boulevard Parkway improvements.



## PLANNING SPOTLIGHT: GRADUATE STUDENT INTERNS

One early investment being made by the One San Pedro Collaborative to move the work of the One San Pedro Transformation Plan forward is its partnerships with the California State University Long Beach and California State University Dominguez Hills Schools of Social Work to serve as a placement site for two Masters level Social Work interns. Both schools share an emphasis on community capacity building and critical race theory giving these advanced level students an opportunity to practice their learning in a real community setting. These interns will assist with community asset mapping, community resource and referral, and provide assistance with community engagement, grant writing and ongoing community assessment.

Student interns will dedicate 500 – 640 hours for the full academic year and are supported by a veteran community social worker from Century Housing who serves as their Field Instructor. In addition, Century Housing has committed an experienced resident services worker to help build a resource and referral system that can be replicated as new students come online.

In keeping with the overall principles of asset-based community development (McKnight), the One San Pedro Collaborative will continue to employ social work interns and in the years ahead, as staff capacity increases, add a variety of other disciplines including nursing, occupational therapy and business to serve the needs of Rancho residents and the broader community. With structured supervision and mentoring, these learning laboratories are a win-win for the community by promoting advanced education among residents and providing immediate benefits for residents through resource, referral and events. The students' presence also allows for real time culturally relevant grassroots information to inform design and development as it happens.



*Two Masters level Social Work interns helped to design and staff a table at the annual Dia Las Muertes street festival hosted by the San Pedro PBID in downtown San Pedro. At this event, interns asked youth at the event to answer the question, "What would you do for San Pedro if you had \$1 million?"*



*Rendering of townhouse stoops and paseo on 1st Street*

## SHARED MEASUREMENT

Under a Collective Impact approach, one the key components is having “Shared Measurement” whereby partners agree to how outcomes are measured and use these agreed-upon metrics across all strategies and activities. This mutual metrics can then be used to inform what is working and what is not, and if not, how strategies should evolve. They can also help partners to hold each other accountable. As the planning effort moves into implementation, additional work is needed to the finalize what the agreed-upon metrics should be. The following table begins to outline what possible metrics can be for the strategies and activities in the One San Pedro Transformation Plan. Once there is agreement on shared metrics, collection of baseline data including data sources will need to be discussed. The metrics below were gathered from either Choice Neighborhoods, the California Health Interview Survey, or Lets Get Healthy California.

GOAL	STRATEGY	METRIC
<b>Strong Minds</b>	<ul style="list-style-type: none"> <li>Focus on kindergarten readiness</li> <li>Engage youth in motivating out-of-school time programs</li> <li>Foster an environment of academic achievement and growth</li> <li>Build parent/caregiver capacity</li> </ul>	Number and percentage of children birth to kindergarten entry participating in center-based or formal home-based early learning settings or programs
		Number and percentage of children in kindergarten who demonstrate age-appropriate functioning across multiple domains of early learning at the beginning of the school year
		Number of center-based or formal home-based early learning slots in the neighborhood
		Number and percentage of youth involved in positive youth development activities
		Number of residents participating in higher education.
		Number of residents completing a GED
		Number of residents participating in vocational school
		Number and percentage of students at or above grade level according to State math assessments in at least the grades required by the Elementary and Second Education Act (ESEA).
Number and percentage of students at or above grade level according to State reading or language arts assessments in at least the grades required by the Elementary and Second Education Act (ESEA).		
<b>Healthy Bodies</b>	<ul style="list-style-type: none"> <li>Enable access to quality and timely health services</li> <li>Create multiple pathways of access to affordable healthy foods</li> <li>Provide ample opportunities for fitness and wellness</li> </ul>	Number and percentage of residents who have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need health advice
		Number and percentage of residents who have health insurance
		Percentage of adults who report always finding fruits and vegetables in neighborhood, over time
		Fruits and vegetables are usually or always affordable in the neighborhood (18+)
		Physically active at least 60 minutes per day in the past week (Ages 5-17)
		Number of adults who participated in community service / volunteer work in the past year (18+)

GOAL	STRATEGY	METRIC
Stable Families	<ul style="list-style-type: none"> <li>Connect residents to basic needs supports</li> <li>Link vulnerable residents to independent living resources</li> <li>Build a community climate that supports working and finding work</li> </ul>	Number and percentage of households at or below the poverty line
		Number and percentage of households receiving TANF, WIC, or SSI
		Number and percentage of residents with a bank account
		Percentage of new hires that are Section 3 hires
		Number of residents enrolled in job training or other workforce development program
		Number and percentage of residents with a computing device with internet connectivity
		Number and percentage of residents with wage income
		Number of residents employed by jobs in the neighborhood
Active Neighborhood	<ul style="list-style-type: none"> <li>Develop spaces that support healthy living and community building</li> <li>Enhance the economic environment</li> <li>Increase community connectivity</li> </ul>	Number and percentage of residents working full or part-time
		Homeownership rate
		Number and percentage of residents with a disability
		Number of crimes reported in the neighborhood
		Walkability Index
		Transit Accessibility
		Number of new businesses in the Neighborhood
Connected Community	<ul style="list-style-type: none"> <li>Create intentional connections between residents and available programs and services</li> <li>Breakdown barriers to participation</li> <li>Build a community of support and communication</li> </ul>	Percentage of business addresses vacant, unoccupied 3 months or more
		Number of commercial properties redeveloped or developed as part of the Transformation Plan
		Number of pre and post redevelopment residents receiving resource and referral services.
		Number of pre and post redevelopment residents, including Spanish speakers, receiving resource and referral services
		Number of residents participating in local programs (e.g. Boys and Girls Club, YMCA, Toberman) or using local services (e.g. Harbor Community Clinic, Harbor Interfaith Services)
		Percent of One San Pedro Alliance reporting that they are relatively financially stable
		Number of contacts with local neighborhood associations
		Resident satisfaction, especially mono-lingual Spanish speakers
Resident expressed knowledge and understanding of local resources		
Neighbors willing to help each other		

## **LET'S BUILD A ONE SAN PEDRO...TOGETHER**

The community transformation contemplated by the One San Pedro Transformation Plan requires the support and contributions of our local San Pedro community and its many vested stakeholders.

Join us in transforming Rancho San Pedro and Barton Hill-Downtown into a One San Pedro that is inclusive, thriving, diverse, inspiring, healthy and impactful.

Get involved and learn more at: [www.onesanpedro.org](http://www.onesanpedro.org)

Visit us at our office at 479 W. 6th Street, Suite 100, San Pedro, California 90731

