One San Pedro

TRANSFORMATION PLAN

APPENDIX

FEBRUARY 28, 2020

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Data Book

Barton Hill - Downtown San Pedro Choice Neighborhoods

Data Book

One San Pedro

FINAL
OCTOBER 31, 2019

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Summary

Between August and December 2018, the Housing Authority of the City of Los Angeles (HACLA) and its planning partners engaged in a series of community outreach and data gathering activities to gain a comprehensive understanding of the entire Barton Hill-Downtown San Pedro community from a number of perspectives, including Rancho San Pedro (Rancho) public housing residents, neighborhood residents, downtown business owners, and other community stakeholders (non-profit organizations, schools, churches, service providers, etc.). The Barton Hill-Downtown San Pedro Choice Neighborhoods Data Book summarizes the findings from these activities. These findings will serve as the cornerstone for the creation of the Transformation Plan for the community as a part of the FY 2017 Choice Neighborhoods Planning and Action Grant awarded to HACLA.

Key Takeaways

Workforce and Employment

- Despite relatively high levels of households with wage income, household incomes are low, which seems to indicate that work-able adults are working in low-wage jobs or are underemployed. A contributing factor to this finding is the low levels of educational attainment among adults - at Rancho, about 40% do not have a high school diploma, and only 6% have a bachelor's degree or higher; for Barton Hill-Downtown, the rates are 37% and 12%, respectively.
- Among the most frequent challenges to finding or keeping work are lack of affordable childcare, lack of job skills/education, language barrier and lack of job experience. Additionally, there may be a mismatch between jobs available in the area and skill levels of the residents; there are concerns that this will only get worse based upon the new businesses that are slated to move into the area.

Health

- 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 the recommended number of fruits and vegetables, which contribute to the incidence of different health conditions (e.g. high blood pressure, diabetes, coronary heart disease, and obesity) underscore the need for physical fitness and healthy eating programs.
- Among lower income populations, the prevalence of mental health issues is frequently underreported due to stigma or lack of diagnosis. Poor mental health, including experience of stress, anxiety and depression have a causal impact on physical health and vice versa. Availability of affordable mental health services is considered to be a challenge in this community.

Youth and Education

- Low levels of enrollment in quality early childhood programs by children under 5 most likely has strong correlations to the low levels of kindergarten readiness seen in the local schools. Barriers to higher participation include lack of available programs and cultural expectations.
- Chronic absenteeism in elementary and middle school impact academic achievement, which may cause students to leave school prior to receiving their high school diploma. Providing parents with the tools and supports need to help them build their capacity and comfort in engaging their children's education as well as advocating for needed special services will assist with building a culture of high academic expectations.
- Nearly half of all school-age youth do not participate in an organized after school activity. There are concerns that what is available does not align with the interests of these youth, and for those activities that do, there are no nearby facilities or programs. With a lack of places to go and safe spaces to hang out, gang involvement is a real problem among youth and major contributor to criminal activity in the neighborhood.
- Due to the lack of higher education among parents, additional supports are needed to help high school students both successfully navigate applying to and enrolling in college as well as completing their degree.

Housing

- The Barton Hill-Downtown area offers a greater diversity of housing types than the rest of San Pedro, and offers a number of locational advantages including proximity to the waterfront, downtown and the freeways. With a number of new mixed-use developments either under construction or in the planning stages, concerns about gentrification, housing affordability, and impact on quality of life need to be part of the dialogue throughout the redevelopment process for Rancho.

Connectivity

- While served by six different public transit routes, a comprehensive review of where the buses go, where they stop, and how often they run is of high interest to the community, especially with the prospect of hundreds of new residential units being added to the area in the next several years and the ongoing redevelopment on the waterfront. This is of particular relevance to Rancho residents as over one-quarter rely on public transit as their primary mode of transportation.
- The existing bicycle network is disjointed and the pedestrian experience is poor. A holistic review of the bicycle and pedestrian infrastructure is needed, including a specific emphasis on Safe Routes to School.

Quality of Life

- Public safety is a priority concern for all residents and stakeholders. A comprehensive and effective public safety strategy that includes deterrence, enforcement, and diversion as well as service provision will require the involvement and participation of all community stakeholders including the police, service providers, community organizations and residents.
- Knowledge of existing services is relatively strong, and utilization is relatively low, but Rancho residents still identify an immediate need for specific services for which programs do exist (e.g. adult education). Work on how better to connect residents to available programs and understand where true service gaps do exist is needed. Currently, there is no single entity or organization that is working to coordinate or facilitate collaboration among local service providers.
- With the expected completion of the new San Pedro Public Market on the waterfront in 2020, the downtown business community, San Pedro Historic Waterfront Business Improvement District (PBID), and San Pedro Chamber of Commerce are all working on how to ensure that downtown can benefit from the economic impact of the Public Market as well as the purchasing power of the cruise ship passengers passing through the area.
- Rancho residents and Barton Hill-Downtown and non-neighborhood residents were aligned with their desire to have a grocery store in the neighborhood. Otherwise, their interests diverged with Rancho residents more interested in day-to-day retail, while Barton Hill-Downtown and non-neighborhood residents were more interested in more non-essential services (i.e. sit down restaurants, entertainment options).

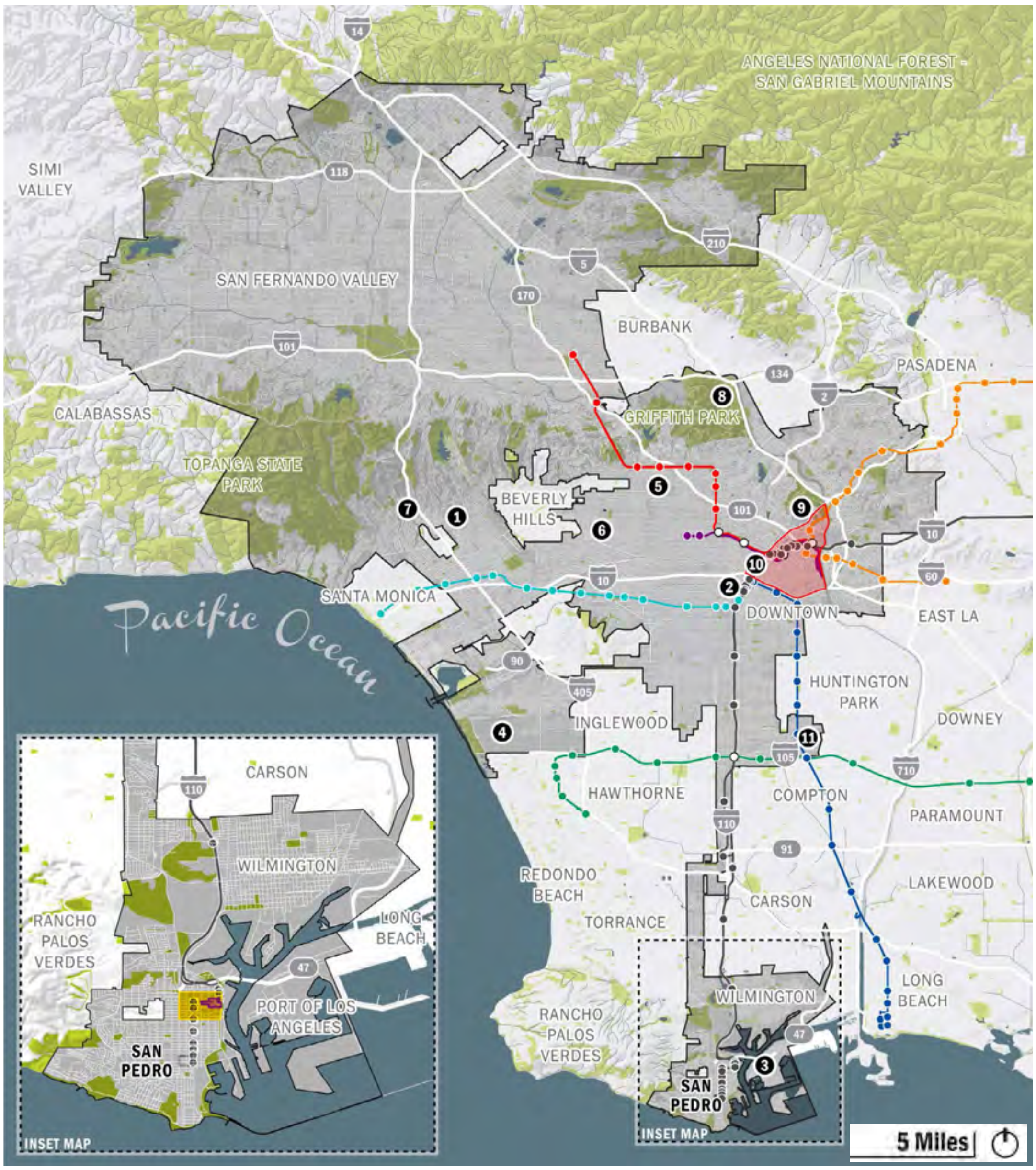
Civic Engagement

- All residents regardless of where they lived were deeply attached and committed to San Pedro. There was a high level of engagement among residents and and many are volunteering their time to improve the community, but this work was not necessarily through formal avenues of participation. Among Rancho and Barton Hill-Downtown residents, there was a demonstrable lack of connection and perceived shared values whether within or between the two groups.

- Because of the high level of commitment to the community, there needs to be frequent and open communication about the planning process with all stakeholders. With divergent sources of information used by various stakeholder groups about what is happening in the neighborhood, a comprehensive communication plan is needed to stem the spread of false information and build support and trust for the process and eventual plan.

Socioeconomic Data

Connected to Downtown Los Angeles (LA) by the 30-mile long Harbor Freeway (Interstate 110), San Pedro is a community of over 84,000 residents located at the southernmost point of the City. One of 272 city neighborhoods, San Pedro has historically been and continues to be inexorably linked to the Port of Los Angeles. Annexed by the City in 1909, 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.



Los Angeles City Map

Table 1. Demographic Indicators[3]

Indicator	Rancho San Pedro		Barton Hill-Downtown		San Pedro		City of LA	
Population	1,406		9,507		84,197		3,949,776	
Race								
White	---	---	3,188	33.5%	50,718	60.2%	2,061,262	52.2%
Black	---	---	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%
Ethnicity								
Latino	---	---	6,882	72.4%	41,202	48.9%	1,922,879	48.7%
Age								
Population Under 18	**579**	**41.2%**	**2,592**	**27.3%**	**19,311**	**22.9%**	**840,195**	**21.3%**
Under 5	103	7.3%	565	5.9%	5,639	6.7%	243,819	6.2%
5 to 17	476	33.9%	2,027	21.3%	13,672	16.2%	596,376	15.1
Population 18+	**827**	**58.8%**	**6,915**	**72.7%**	**64,886**	**77.1%**	**3,109,581**	**78.7%**
18 to 24	165	11.7%	1,059	11.1%	7,430	8.8%	424,055	10.7%
25 to 39	254	18.1%	2,309	24.3%	16,976	20.2%	992,572	25.1%
40 to 54	193	13.7%	1,831	19.3%	17,630	20.9%	799,263	20.2%
55 to 61	73	5.2%	761	8.0%	8,487	10.1%	317,571	8.0%
62 to 74	98	6.9%	540	5.7%	9,079	10.8%	371,226	9.4%
75 +	44	3.0%	415	4.4%	5,284	6.3%	204,894	5.2%
Household Size	466		3,387		30,983		1,364,227	
1-person	98	21.0%	1,079	31.9%	10,080	32.5%	411,403	30.2%
2-person	123	26.4%	783	23.1%	8,855	28.6%	389,461	28.5%
3-person	94	20.2%	801	23.6%	4,886	15.8%	208,641	15.3%
4-person	68	14.6%	317	9.4%	3,938	12.7%	181,102	13.3%
5-person	31	6.7%	106	3.1%	1,883	6.1%	95,434	7.0%
6-person	32	6.9%	196	5.8%	886	2.9%	42,669	3.1%
7+persons	20	4.3%	105	3.1%	455	1.5%	35,517	2.6%

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

3 For all data sourced from the 2013,2017 American Community Survey (unless otherwise noted), geographic areas are defined as follows: Barton Hill-Downtown - Census Tract 2962.20, Census Tract 2962.10 Block Group 3, Census Tract 2965 Block Group 1, Census Tract 2966 Block Groups 1 and 2; and San Pedro - 5-Digit ZIP Code Tabulation Areas 90731 and 90732.

Today, San Pedro is primarily a bedroom community of LA, and frequently characterized as a place where generations of families continue to live. Demographically, San Pedro residents closely resemble the composition of the City of LA as a whole from race, ethnicity and age distribution to household size (see Table 1).

Within San Pedro, however, there are pockets of greater and lesser affluence. The Barton Hill-Downtown San Pedro (Barton Hill-Downtown) neighborhood, situated at the gateway into San Pedro from the north, is one of those less affluent areas. An older residential community and home to the 478-unit Rancho San Pedro (Rancho) public housing development, one of the oldest public housing developments owned and managed by the Housing Authority of the City of Los Angeles (HACLA) and the only public housing development in San Pedro, the demographic make-up of Barton Hill-Downtown residents (and Rancho residents) stands in stark contrast to the rest of the community.

The residents of Barton Hill-Downtown are markedly younger than the rest of San Pedro, and in Rancho, children under 18 comprise over 41% of the population. Conversely, those 62 and older account for only 10% of the Barton Hill-Downtown population as opposed to 17% in San Pedro.

There is also a greater percentage of large households with 6 or more persons - 9% in Barton Hill-Downtown (and 11% at Rancho) versus 4% in San Pedro.

Children under 18 make up over 40% of the resident population at Rancho San Pedro.

The median household income in Barton Hill-Downtown ($26,221) is about one-third of that found in San Pedro ($69,452), while in Rancho, it is about one-quarter ($18,204). These statistics are driven by the fact that over 40% of Barton Hill-Downtown households have incomes of less than $20,000 annually; in Rancho, that percentage is in excess of 50% (see Table 2).

Interestingly though, the percentage of households with income from employment in Barton Hill-Downtown is not significantly lower than that for San Pedro or the City of LA, while the receipt of Supplemental Security Income (SSI) is higher and retirement income lower. These statistics would seem to indicate that while Barton Hill-Downtown households are working, they are working in low wage jobs or are underemployed; for those of retirement age, when they were working, they were working in positions that did not offer retirement benefits. As such, the poverty rate in Barton Hill-Downtown is nearly double that for San Pedro.

For Rancho households, while some of the statistics are what would be expected given the low income levels - high rates of receipt of SSI and cash public assistance (e.g. General Assistance, Temporary Assistance for Needy Families (TANF)) - there other trends that belie often widely held stereotypes about who the families living in public housing are. For example, over 50% of the Rancho Households are working and over 5% own their own business. Additionally, over 10% of the Rancho households have incomes in excess of $50,000 annually with three families having incomes between $150,000 and $200,000. There is a need to address households that do not maintain a regular bank account - 12.3% use a check cashing service as their most frequent form of banking and 24.2% use no banking at all.

Regardless, over 50% of Rancho residents live in poverty, and children under 18 make up a disproportionate amount of the poverty population. This is impacted by the fact that the family poverty rate is 60% at Rancho.

Even though there is a low median income, over 50% of Rancho households are working and over 10% have incomes in excess of $50,000 annually.

Table 2. Economic Indicators

Indicator	Rancho San Pedro		Barton Hill-Downtown		San Pedro		City of LA	
Median Household Income	**$18,204**		**$26,221**		**$69,452**		**$54,501**	
Household Income	**466**		**3,387**		**30,983**		**1,364,227**	
Less than $10,000	88	18.9%	377	11.1%	1,824	5.9%	99.352	7.3%
$10,000 to $19,999	166	35.6%	1,009	29.8%	3,702	11.9%	162,688	11.9%
$20,000 to $34,999	118	25.3%	695	20.5%	4,219	13.6%	205,798	15.1%
$35,000 to $49,999	46	9.9%	415	12.3%	4,018	13.0%	166,367	12.2%
$50,000 to $74,999	35	7.5%	353	10.4%	4,493	14.5%	215,699	15.8%
$75,000 to $99,999	5	1.1%	204	6.0%	3,031	9.8%	145,629	10.7%
$100,000 to $149,999	5	1.1%	246	7.3%	5,160	16.7%	174,615	12.8%
$150,000 to $199,999	3	0.6%	46	1.4%	2,142	6.9%	80,989	5.9%
$200,000 or more	0	0.0%	42	1.2%	2,394	7.7%	113,090	8.3%
Income Sources	**466**		**3,387**		**30,983**		**1,364,227**	
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%
Social Security	117	25.1%	581	17.2%	8,069	26.0%	296,148	21.7%
Supplemental Security	123	26.4%	494	14.6%	1,977	6.4%	93,196	6.8%
Retirement	13	2.8%	203	6.0%	5,291	17.1%	133,947	9.8%
Cash Public Assistance	140	30.0%	187	5.5%	936	3.0%	54,158	4.0%
Poverty Rate*	**57.5%**		**32.0%**		**16.5%**		**20.4%**	
Child Poverty Rate (under 18)	394	48.7%	1,971	37.1%	4,801	35.3%	244,534	30.9%
Elder Poverty Rate (60 and older)	81	10.0%	614	11.5%	1,602	11.8%	103,274	13.1%
Family Poverty Rate (with children)	154	60.2%	1,939	43.3%	4,666	24.5%	241,152	29.2%

* Poverty 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

Workforce and Employment

The labor force participation rate provides an important window into the status of the workforce in a given area. Individuals 16 and older who are employed, unemployed and actively looking for work, and in the Armed Forces are considered to be in the "labor force." Everyone else is considered not to be in the labor force. Reasons for not being in the labor force include being retired, taking classes, looking after dependents or other family members, being ill or disabled, and those who are unemployed and not seeking work (i.e. discouraged workers). A low labor force participation rate signals the need to examine who is not participating and why, and what services and programs may be necessary to reengage them back into the workforce.

In Barton Hill-Downtown, the labor force participation rate is essentially equivalent to or higher than that for San Pedro and the City of LA, but the unemployment rate is nearly 50% higher. Among Rancho residents, the labor force participation rate is significantly lower and the unemployment rate, significantly higher (see Table 3).

Table 3. Labor Force Participation

Indicator	Rancho San Pedro*		Barton Hill-Downtown		San Pedro		City of LA	
Population 16 & Older	294		7.321		66,845		3,205,315	
In the Labor Force	**143**	**48.6%**	**4,911**	**67.1%**	**43,325**	**64.8%**	**2,126,063**	**66.3%**
Employed	117	39.8%	4,230	57.8%	39.059	58.4%	1,954,045	61.0%
Unemployed	26	8.8%	657	9.0%	3,968	5.9%	171,100	5.3%
Armed Forces	--	--	24	0.3%	298	0.4%	918	0.0%
Not in the Labor Force	**151**	**51.4%**	**2,410**	**32.9%**	**23,520**	**35.2%**	**1,079,252**	**33.7%**
Unemployment Rate (among those in the labor force)	18.2%		13.4%		9.2%		8.0%	

* Based upon responses to the Rancho San Pedro Resident Survey - only collected data for the respondent, not other adults in the household, if any
Source: U.S. Census Bureau 2013-2017 American Community Survey, Rancho San Pedro Resident Survey Summary

Over 50% of Rancho residents 16 and older are not participating in the labor force. Of those not in the labor force, 37% are disabled, 30% are caring for a child or family member, and 32% are retired.

One factor most likely contributing to the high unemployment rate among Barton Hill-Downtown and Rancho residents is weak employability due to low educational attainment levels. In both Barton Hill-Downtown and Rancho, around 40% of the population 25 and older do not have a high school diploma (see Table 4).

Within the State of California, of the jobs that are available, 33% are considered high-skill, 50% middle skill, and 17% low-skill.[3] Middle-skill jobs are defined as those which require education beyond high school but not a four-year degree, and make up the largest part of America's and California's labor market.

It is anticipated that the percentage of high skilled job openings will remain the same through 2024, but that the percentage of middle- and low-skills jobs will shift to 43% and 24%, respectively. According to the National Skills Coalition, key industries in California are unable to find enough sufficiently trained workers to fill these middle-skill jobs. During the stakeholder interviews, concerns were expressed that San Pedro residents are not well-positioned to obtain jobs with the new businesses that are coming into the area (e.g. Space X, AltaSea) because of education levels, criminal records and drug use. Programs that help to create a pipeline of employment-ready individuals would be very beneficial and enable existing residents to benefit from the new investment coming to the community.

Table 4. Educational Attainment

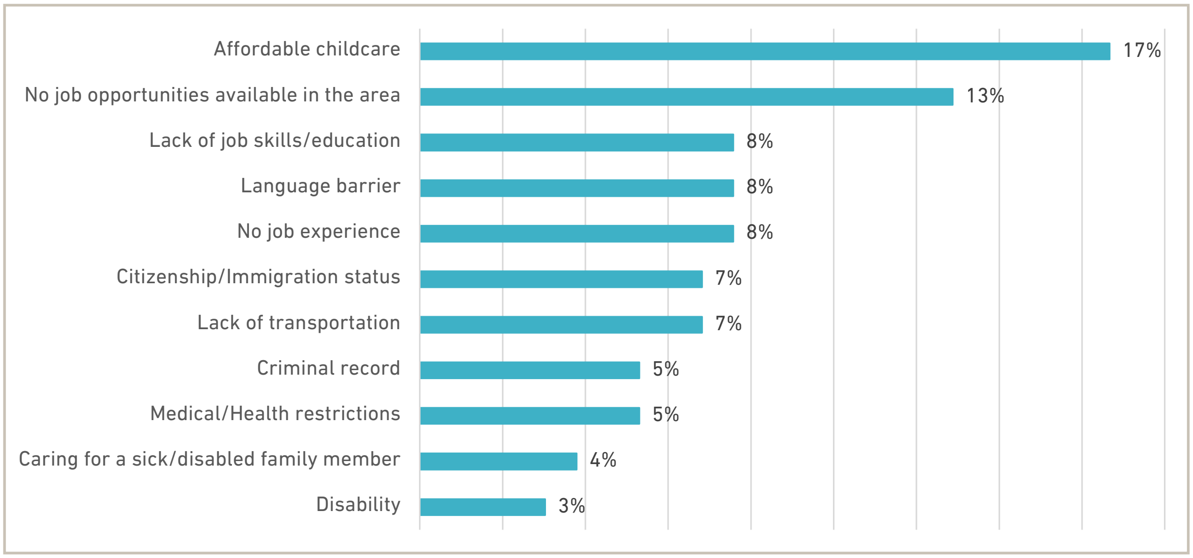
Indicator	Rancho San Pedro*		Barton Hill-Downtown		San Pedro		City of LA	
Highest Educational Level Attained (25 and older)	**530**		**5,856**		**57,456**		**2,685,526**	
No schooling completed	--	--	208	3.6%	1,068	1.9%	89,478	3.3%
No high school diploma	220	41.5%	2,148	36.7%	9,553	16.6%	543,895	20.3%
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%
Percent High School Graduate or Higher	**58.5%**		**59.8%**		**81.5%**		**76.4%**	

* 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, Rancho San Pedro Resident Survey Summary

3 "California Middle-Skill Fact Sheet, February 6, 2017," prepared by the National Skills Coalition.

Among Rancho residents who are currently working or looking for work, when asked what makes it hard to find and/or keep work in the resident survey, the top two responses were a lack of affordable childcare and no job opportunities available in the area, the latter of which may point to a mismatch between jobs available and the skill level of residents (see Figure 1).

Figure 1. What makes it hard to find and/or keep work?



However, when all respondents were asked about immediate non-health needs for their family, four of the top five responses involved services that would help to improve jobs skills and credentials - computer literacy class (32%), English as a Second Language (27%), GED/Adult high school diploma/Tutoring (26%), and Adult Education (23%).

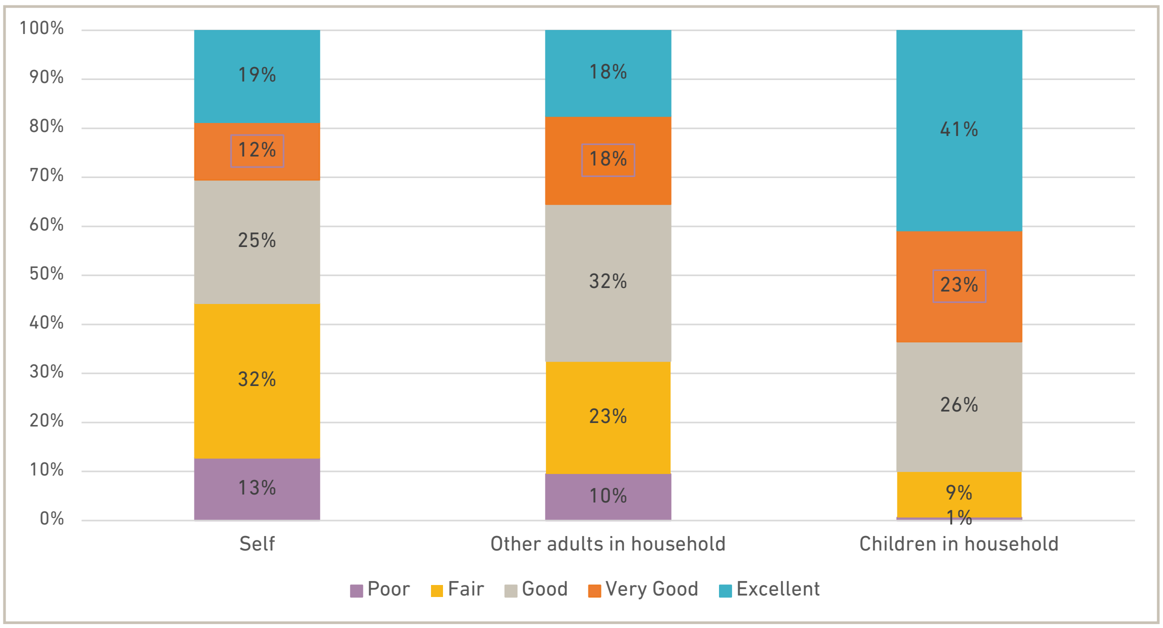
LA Harbor College offers these courses and currently conducts classes on-site at Rancho in the Resident Advisory Council's office space. The College is willing to offer whatever classes Rancho residents may need, but need at least 15 students to launch a class.

About 40% of Barton Hill-Downtown and Rancho residents do not have a high school diploma/GED.

Health

Self-reported health among Rancho residents on the resident survey was mixed, with less than half reporting excellent or very good health. For children, parents reported their health as better, but still one in 10 children are in fair to poor health (see Figure 2). Similarly in the community survey, two-thirds of the respondents considered their health to be excellent or good, and their children's health even better (only one in 5 are in fair health, none are in poor health).

Figure 2. Self-Reported Health Among Rancho Residents



Reported health insurance coverage rates at Rancho are high for adults (91%) and even higher among children (94%). Most also reported receiving an annual medical checkup (92%).

According to the surveys, the most common chronic health conditions among Rancho respondents were diabetes (27.8%) and high blood pressure (24.9%), while for Barton Hill-Downtown, respondents cited asthma (41.7%), high blood pressure (35.0%) and weight problem (33.3%).

While physical conditions are frequently the focus of health discussions, mental health is often overlooked, underreported and not discussed openly among low-income populations because of the stigma associated with mental health conditions. Based on the survey data, both Rancho and Barton Hill-Downtown respondents report facing mental health issues, specifically depression (13.9% and 28.3%, respectively), extreme stress or anxiety (10.6%, 25.0%), and mental health condition (6.1%, 16.7%).

To supplement self-reported health information, data from the Center for Disease Control's (CDC) 500 Cities project was also considered to gain a more robust picture of resident health status in the neighborhood benchmarked against San Pedro and the City of LA (see Table 5)[3].

On several measures, Barton Hill-Downtown adults (including Rancho) experience a significantly greater occurrence or lesser occurrence (+/- 20%) of certain health conditions and statuses:

- Dental care - lower rates of visits to the dentist, which most likely contributes to the higher incidence of all teeth lost
- Preventative care - higher rate of no health insurance, but on par for preventative screenings; however, this changes for older adults whereby they are less likely to obtain recommended preventative services
- Health conditions - higher incidence of stroke, kidney disease, pulmonary disease, and diabetes, along with a higher occurrence of poor physical and/or mental health for 14 days or more
- Health behaviors - higher incidence of smoking, obesity and no leisure-time physical activity, which contributes to the higher incidence of stroke, kidney and pulmonary diseases, and diabetes seen above

Often overlooked is the prevalence, and subsequent treatment ,of mental health issues, which contribute to the incidence of physical health problems.

3 The 500 Cities project is a collaboration between the CDC, the Robert Wood Johnson Foundation, and the CDC Foundation to provide city- and census-tract level small area estimates for chronic disease risk factors, health outcomes, and clinical preventive service use . For more information, please visit https://www.cdc.gov/500cities/.

Table 5. Health Data

Indicator	Barton Hill-Downtown*	San Pedro	City of LA
Dental Care			
All teeth lost (65 and older)	18.7%	10.0%	11.6%
Visits to dentist/dental clinic (18 and older)	45.8%	62.7%	58.8%
Preventative Care			
Current lack of health insurance (18 to 64)	24.9%	14.9%	17.3%
Visits to doctor for routine checkup within the past year (18 and older)	63.2%	66.7%	65.0%
Papanicolaou (pap) smear use among adult women (21 to 65)	85.0%	85.7%	85.0%
Cholesterol screening (18 and older)	65.0%	75.9%	71.9%
Older Adult Preventative Care			
Fecal occult blood test, sigmoidoscopy or colonoscopy (50-75)	51.4%	64.5%	61.5%
Mammography use among women (50 to 74)	78.7%	79.3%	79.5%
Older men who are up to date on core clinical preventative services (flu shot past year, PPV shot ever, colorectal cancer screening) (65 and older)	19.8%	30.1%	28.1%
Older women who are up to date on core clinical preventative services (flu shot past year, PPV shot ever, colorectal cancer screening mammogram past 2 years) (65 and older)	24.3%	35.7%	33.3%
Incidence of Health Conditions (18 and older)			
High blood pressure	29.3%	28.1%	26.6%
Taking medicine for high blood pressure control among those with high blood pressure	67.0%	69.7%	56.6%
Stroke	3.8%	3.0%	2.8%
Arthritis	19.8%	20.0%	17.5%
Cancer (excluding skin cancer)	4.4%	5.9%	4.9%
High cholesterol among those who have been screened in the past 5 years	35.6%	34.2%	31.7%
Chronic kidney disease	3.8%	3.0%	2.9%
Chronic obstructive pulmonary disease	7.1%	5.8%	5.3%
Coronary heart disease	6.3%	5.6%	4.9%
Current asthma	9.6%	8.5%	8.5%
Diagnosed diabetes	13.4%	10.3%	10.2%
Physical health not good for 14 or more days	17.4%	13.0%	12.8%
Mental health not good for 14 or more days	16.3%	12.5%	12.9%
Health Behaviors (18 and older)			
Sleeping less than 7 hours	39.3%	35.6%	36.8%
Binge drinking	14.7%	17.0%	16.7%
Current smoking	17.8%	13.8%	14.0%
No leisure time physical activity	30.0%	20.8%	22.2%
Obesity	32.1%	26.2%	26.1%

* Aggregated at the Census Tract level
Source: CDC 500 Cities Project

Most respondents, whether Rancho or Barton Hill-Downtown, have a medical home and a low percentage use the emergency room when they are sick or in need of health advice. Barton Hill-Downtown respondents are more likely to use the services of a primary care doctor not in a clinic setting (69.8% versus 46.2%) than Rancho respondents, while Rancho respondents are more likely to utilize the health services at the Harbor Community Clinic - a Federally Qualified Health Center (FQHC) than Barton Hill-Downtown respondents (29.7% versus 1.6%).

Overall, Rancho respondents were satisfied with the quality of the health care they and their families receive with 35.2% giving an excellent rating and 48.3% a good rating. The most frequently cited challenges to accessing quality affordable health care by Rancho respondents were cost (15.3%), eligibility (14.2%), long waiting room times (12.5%) and lack of transportation (11.1%). Similarly, Barton Hill-Downtown respondents cited cost (23.7%) and long waiting room times (6.8%) as their top two barriers. According to the surveys, Rancho and Barton Hill-Downtown respondents have several unmet health care needs in common with eye care and dental services as the top two for both (see Figure 3).

Figure 3. Top Unmet Health Care Needs

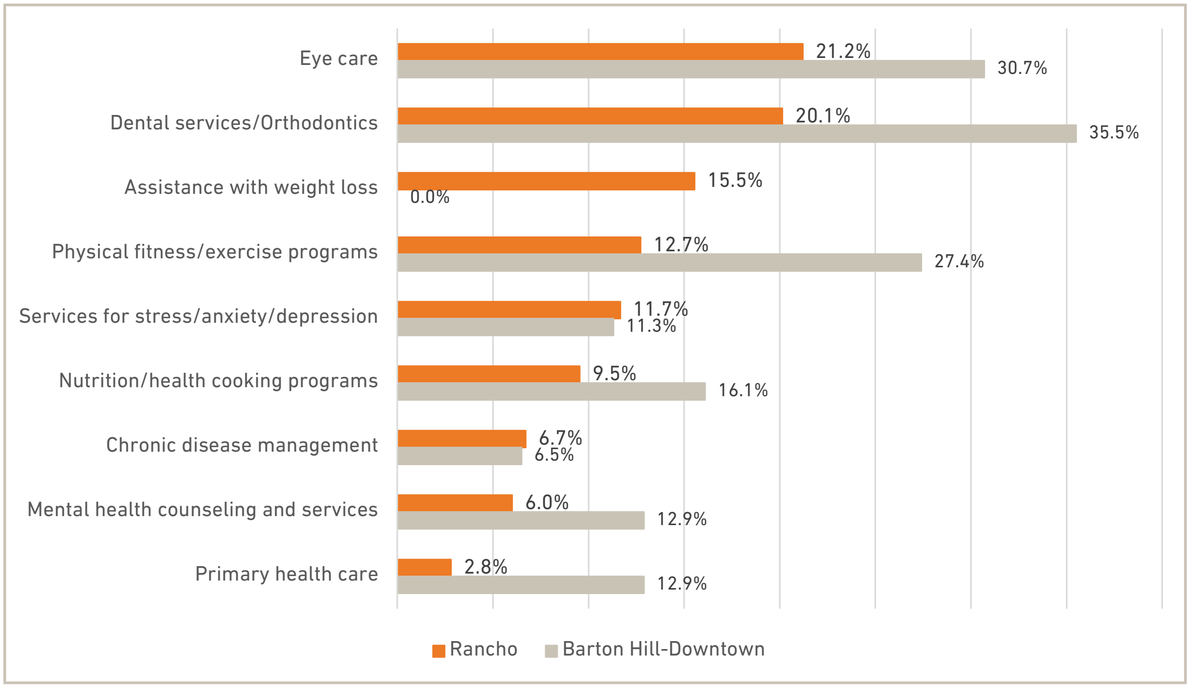
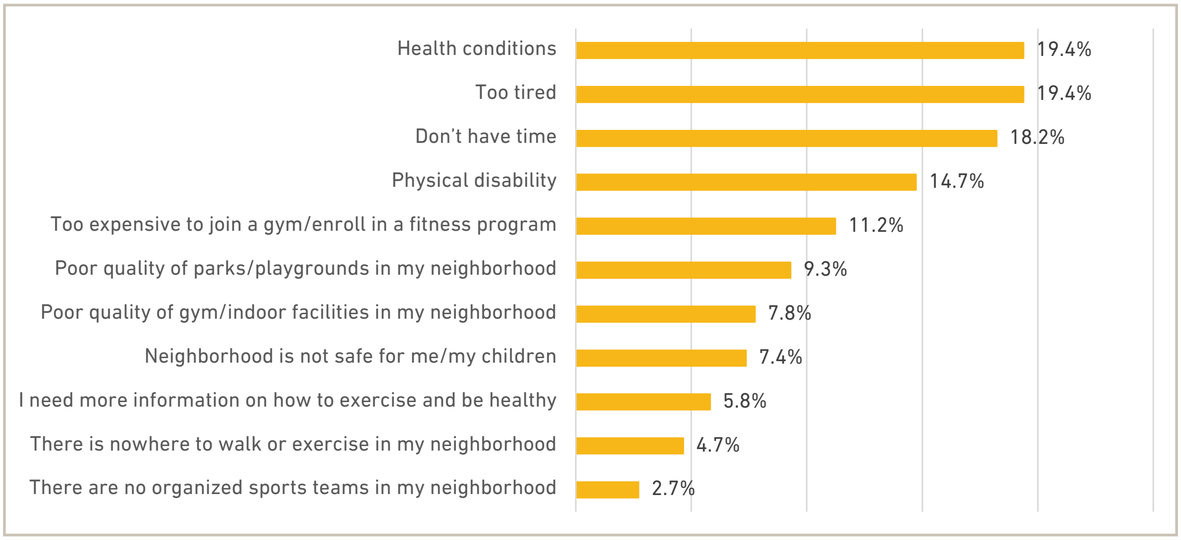


Figure 4. Challenges to Being More Physically Active



The need for programs that support healthy living and physical fitness are underscored by the reported physical activity levels and consumption of fruits and vegetables by Rancho respondents. Based on the survey, about one-third (34.2%) exercise at least 30 minutes five or more days a week and 13.7% never do. The top reasons for not being more active are health conditions and being too tired (see Figure 4) - both of which are exacerbated by a lack of physical activity.

Similarly, only 20% eat the recommended 5 or more servings of fruits and vegetables daily. The majority of respondents (55.1%) do not have a specific reason for not eating fruits and vegetables, which points to a need for education about how to eat more nutritiously. Cost (25.9%) and quality of produce available (15.7%) were the next top two reasons, which speaks to improving access to affordable and quality fruits and vegetables. Based on the survey, nearly half of the respondents do most of their grocery shopping at Numero Uno Market in the neighborhood.

Low rates of daily physical activity and consumption of fruits and vegetables highlight the need for physical fitness and healthy eating programs.

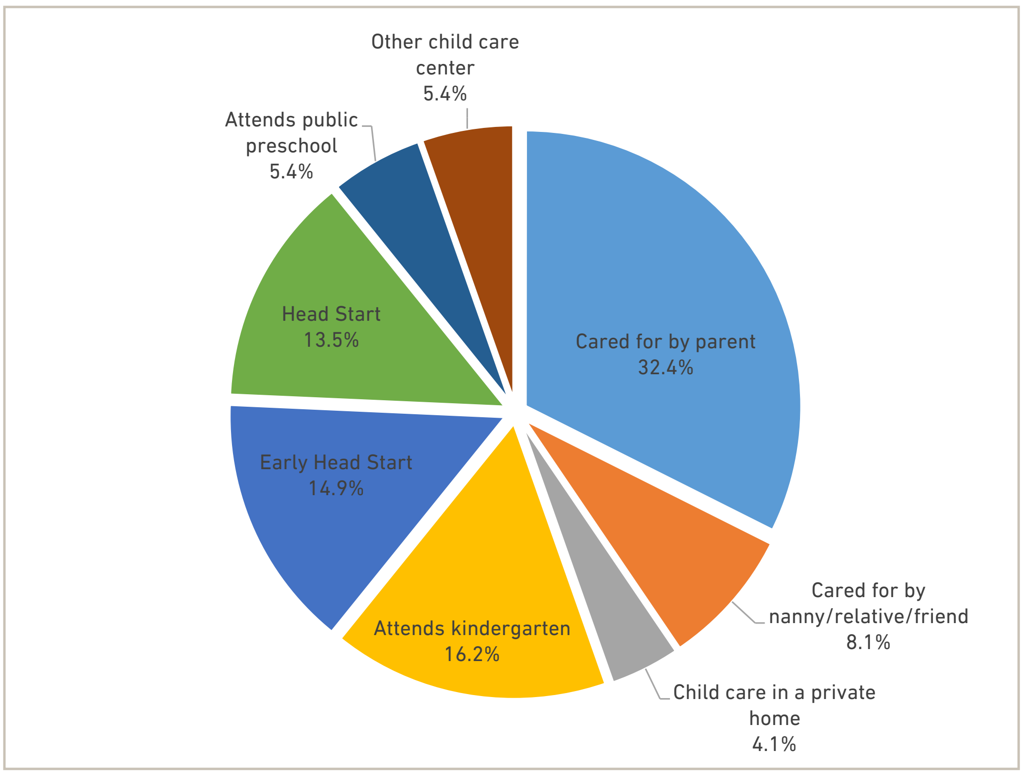
Youth and Education

About 55% of the households at Rancho have children under 18, and children under 18 comprise 41.2% of the resident population. Of these youth, 17.8% are under 5, 64.8% are between 5 and 12, and 17.4% are between 13 and 17. Improving outcomes for youths, as well as improving the environment they live in and expanding their access to recreational and cultural opportunities were universally voiced by the community.

Early Childhood Education

Based upon survey data, of children age 5 and younger, 16.2% attend kindergarten, 33.8% are enrolled in a public early childhood program like Head Start/Early Head Start/public preschool, and 50.0% are cared for in a home setting or non-public child care center (see Figure 5).

Figure 5. Child Care Situation for Children Age 5 and Under



The low participation rate in a public early childhood program is partly attributable to the lack of available programs in the neighborhood (and in San Pedro in general):

- There is only one Head Start in San Pedro (located just north of Rancho)
- Nearest Early Head Start is in Rancho Palos Verdes
- Barton Hill Elementary hosts three different public preschool programs - the full-day Transitional Kindergarten and Transitional Kindergarten Expansion Program, and half-day California State Preschool Program - all of which serve children between 3 and 5 years old
- There are two Early Education Centers in San Pedro - Cabrillo Avenue and Park Western Place - that serve children ages 2 through 4, but the parent must employed, seeking employment or in training, and there is a sliding fee based on income

There are other daycares in the area (e.g. World Tots LA, 3rd Street Child Development Center, Merry-Go-Round Nursery School, Family Child Care Homes, etc.), but the quality, affordability, accessibility, and capacity of these facilities need additional exploration. For example, none of these facilities appear to be accredited by the National Association for the Education of Young Children (NAEYC). The Port of LA Boys and Girls Club (BGC) has expressed the willingness to collaborate with a early childhood provider to use their facility prior to the start of the BGC's afternoon programming.

Anecdotally, it was noted that there is also the cultural expectation that mothers will stay home and be with their children versus sending them to a daycare, especially among the Latino population. Participation is also low among Barton Hill-Downtown respondents - only 15.4% of the children under 5 are enrolled in a public early childhood program.

The lack of participation in a high quality early childhood program by children prior to entering kindergarten is reflected in the low levels of kindergarten readiness being seen at Barton Hill Elementary - the neighborhood K-6 school. According to the Principal at Barton Hill, children are entering kindergarten without basic skills such as knowing the alphabet or how to write their name, other simple life skills, and weak on technology.

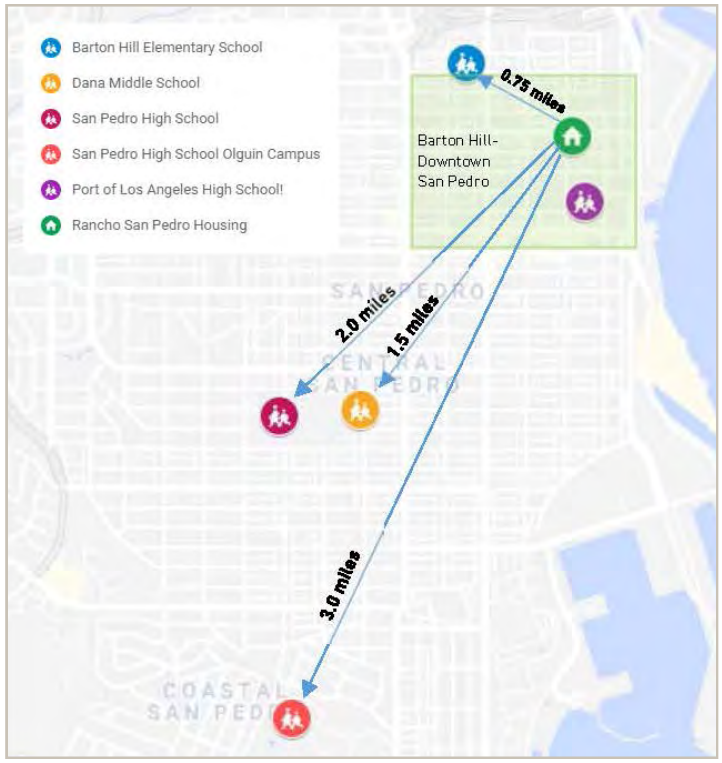
Weak participation in high quality early childhood education programs contributes to low levels of kindergarten readiness among students.

School Age Youth

Based upon Rancho survey data, the majority (72.7%) of school age children attend the resident public school, which are Barton Hill Elementary (K-6), Dana Middle (6-8), and San Pedro High (9-12). The remaining children attend another Los Angeles Unified School District (LAUSD) public or charter school, or a private school.

Students from Rancho walk or take public transit to get to school. Barton Hill is a 10-15 minute walk from Rancho (3/4 mile), while Dana and San Pedro High - located adjacent to one another - is a 30-40 minute walk away (1.5 to 2 miles). While parents as a whole feel that their children are safe walking to/from school or the bus stop and on the bus, one-third feel it is unsafe for their child to walk to/from school or bus stop, and one-quarter, on the bus.

The only school located within Barton Hill-Downtown San Pedro is the Port of LA High School (POLAHS), a charter school opened in 2005. According to the resident survey, only 5.3% of Rancho youth attend POLAHS.



Map and Distance to Resident Schools from Rancho San Pedro

Parents were generally satisfied with the quality of the school their children attended, with 69.7% of elementary, 72.2% of middle, and 80.0% of high schools rated as either excellent or good; and the vast majority felt that their child was safe while at school (78.0%). Only one-third of parents were regularly involved with their children's school, and they cited having child care (31.6%), more convenient meeting times (28.6%), and bilingual support (21.4%) as things that would help increase their involvement in their children's school.

Approximately 37% of parents indicated that one or more of their children have a diagnosed special need - while most are receiving services to support that need, 28.2% are not.

Barton Hill Elementary

Located just north of the Barton Hill-Downtown neighborhood, Barton Hill serves approximately 700 children in grades K through 6, and hosts a Transitional Kindergarten, a Transitional Kindergarten Expansion Program, and half-day California State Preschool. The school also offers Beyond the Bell expanded day programs - Ready, Set, Go! Before School starting at 6:20am, and Beyond the Bell After School until 6pm. Staffing for Beyond the Bell is provided by the Port of LA Boys and Girls Club (BGC), with 6th graders going to the BGC facility just south of Rancho.

In 2016, Barton Hill was identified as one of the 5% lowest performing schools in the State of California. As a result of this designation, a new principal was installed, and the school was awarded a 5-year $6 million School Improvement Grant (SIG) for 2017 to 2022. The SIG is currently paying for an Assistant Principal and teacher trainers for each grade. Through these investments and others, test scores have increased 8 and 13 points for Math and English Language Arts (ELA) since 2016. While still below the LAUSD average, positive movement is being made.

In an interview with the school principal, the following observations, concerns, needs and current initiatives were identified:

- addressing Kindergarten readiness is a high priority
- trash, parking, accessibility, traffic circulation and student safety walking to and from school need to be addressed
- the school is well-resourced with books and supplies, but needs additional technology
- parents are more involved here than at other schools, issue is their low level of educational attainment and ability to support the academic achievement of their children
- even though 82% of the student population is Latino, only 33% are English learners which is very unusual
- high percentage of students with absent parents due to incarceration, and exposure to violence and crime at home and in the neighborhood - high need for trauma-informed care, but training is not provided by LAUSD
- relations between Black and Latino students are poor, which impacts the school's climate
- chronic absenteeism (missing more than 16 days of school) is a major issue - 18.2% of students are chronically absent (LAUSD average is 14.5%)
- offer summer school for K-5, but low interest among student population (20% utilization)
- the in-house Maritime STEAM Magnet Program was launched this year for grades 1-5 - taps into the resources available at the Port of LA and LA Harbor and to stem the loss of students to charter and private schools
    - » currently building the program and working with a coordinator on the curriculum
    - » one out of four classrooms per grade are in the magnet program - would like to increase to two classrooms per grade eventually
    - » magnet acceptance is based on parent/teacher request, an application and grades - priority given to local students

Richard Henry Dana Middle

With approximately 1,500 students in grades 6 through 8, Dana Middle, in additional to a standard curriculum, offers a STEAM Magnet program that uses a Project Based Learning (PBL) approach; a School for Advanced Studies (SAS) that emphasizes differentiation for gifted learners; and a number of electives including marching band, piano, catering, art, robotics, science exploration/ engineering and technology.

The percentage of students who met or exceeded standards on the Smarter Balance Math and ELA tests is lower than the LAUSD average; on the other hand, students in the STEAM Magnet program, started in 2015-16 for 6th and 7th grade and expanded to 8th grade in 2016-17, have consistently performed better. Chronic absenteeism is also an issue among the general student body with 17.0% of students missing more than 16 days of school last year.

Table 6. Smarter Balance - Percent Met or Exceeded Standards

Indicator	English Language Arts			Math		
	2016	2017	2018	2016	2017	2018
Barton Hill Elementary						
Barton Hill Elementary	11.6%	14.3%	25.1%	9.1%	15.2%	17.3%
Maritime STEAM Magnet	*	*	*	*	*	*
Dana Middle						
Dana Middle	31.5%	31.9%	28.7%	23.5%	21.9%	19.0%
STEAM Magnet	64.2%	66.8%	63.0%	50.8%	53.1%	48.6%
San Pedro Senior High						
San Pedro Senior	63.7%	66.2%	53.7%	25.0%	25.5%	24.1%
Marine Science Math Science Magnet	87.0%	97.9%	75.6%	54.3%	47.8%	47.6%
Police Academy Magnet	78.9%	75.0%	50.0%	23.8%	15.0%	0.0%
Gifted STEAM Magnet	**	**	**	**	**	**
Visual and Performing Arts Magnet	***	***	***	***	***	***
Port of LA High						
Port of LA High	81.0%	78.0%	71.0%	52.0%	41.0%	38.0%
LAUSD Average	**39.0%**	**39.6%**	**42.4%**	**28.0%**	**29.9%**	**31.7%**

* 2018-19 school year was first year for the Maritime STEAM Magnet Program at Barton Hill
** 2016-17 school year was the first year for the Gifted STEAM Magnet Program at San Pedro Senior; in high school, only 11th grade students take the Smarter Balance tests
***2019-20 school year will be the first year for the Visual and Performing Arts Magnet Program at San Pedro Senior
Source: Los Angeles Unified School District - Open Data Dashboard - https://achieve.lausd.net/opendata
Port of Los Angeles High School - School Accountability Report Card 17-18 and 16-17

San Pedro Senior High

Serving nearly 2,500 students across two campuses, San Pedro Senior High offers an array of Advanced Placement and honors classes, Career Technical Education courses (Culinary Arts, Computer Technology. Health Careers and Multimedia), various clubs and a comprehensive athletic program. The second campus at Olguin was opened in 2012 to alleviate crowding at the main campus. Starting in 2010, San Pedro High was organized into four Small Learning Communities (Business, Pedro Action League, Physical Fitness and Global) to create a “small-school” approach within the larger school. San Pedro High is also home to four Magnet Schools:

- Marine Science Math Science Magnet (Olguin Campus) - four-year college prep program focused on math, marine science and science - students are required to take four years of math and four years of science. Students are able to participate in the San Pedro Early College Advantage Program, a partnership with LA Harbor College, where students can earn a concurrent Associate of Arts degree while in high school.
- Police Academy Magnet (Olguin Campus) - four-year college prep program for students interested in law enforcement careers - students participate in four years of physical training, uniform inspections, specialized forensic science classes, computer training and other law enforcement activities. Primary partnership with the LA Police Department and LA School Police Department. LAUSD recently announced that this magnet program will be relocated to Banning High in Wilmington starting in the 2019-20 school year.
- STEAM Gifted Magnet - features an interdisciplinary project-based STEAM curriculum for gifted students. Students can follow four Course of Study Pathways (traditional, sport/band, computer science, design) or design their own course of study based on their interests. Program was started in the 2016-17 school year with a grade added each year.
- Visual and Performing Arts Magnet - new Magnet program starting in 2019-20 that will provide a safe, supportive, and arts-integrated learning environment.

Higher than average rates of chronic absenteeism at the elementary and middle school levels negatively impact student achievement.

Port of Los Angeles High School (POLAHS)

Established in 2005, POLAHS integrates a maritime theme into their curriculum, and since 2015, has offered an optional pathway in Career Technical Education for students (Digital Media, Building and Construction, Marine Transportation, Graphic Design). Serving nearly 1,000 students at its campus that is located just south of Rancho, very few high school age students from Rancho attend the school. With historically strong academics, POLAHS charter was renewed for a six-year term in 2018. Admission to the school is by lottery with preference given to siblings of existing students, children of active military members and children of Port of LA employees.

In an interview with the school principal, the following concerns, and needs were identified:

- need for more internships for students that are aligned with the career technical education fields offered by the school once they graduate
- lack of parking and ongoing construction around the school contribute to student tardiness
- need for more green space and recreational opportunities for students - currently POLAHS is renting sports fields at Banning High in Wilmington
- echoed Barton Hill Elementary principal's concern about the poor state of Black and Latino relations among the student body which can negatively impact the school environment

Table 7. High School Graduation and Dropout Rates

Indicator	San Pedro Senior	Port of LA High	LAUSD
Four-Year Cohort Graduation Rate (2017-18)	**92.8%**	**94.2%**	**82.7%**
English Learners	63.9%	--	59.6%
African American	86.8%	--	82.0%
Students with Disabilities	78.2%	--	69.3%
Latino	92.5%	94.7%	82.3%
Socioeconomically Disadvantaged	92.3%	94.3%	83.5%
White	94.0%	--	80.5%
Dropout Rate* (2016)	**8.2%**	**2.2%**	**13.6%**

* Percentage of 9th graders in 2012-13 who dropped out during or before 2016
Source: California School Dashboard - https://www.caschooldashboard.org/

Pursuit of Higher Education

According to the most recent data available (2015-16), approximately 25% and 46% of graduates from San Pedro Senior High enroll in a four- or two-year college upon graduation, respectively[3]. However, recent research into the college success of LAUSD graduates found that while about 70% enroll in a two- or four-year college, only about 60% persist to a second year; and after six years, only 25% actually earned a college degree[4]. Reasons for this outcome include students not having strong high school grade averages (less than a B); need for a C grade or higher in core classes to enroll in a public California four-year university; need for more high school counselors to help students navigate the college pathway; and need to decrease the percent of students who graduate from high school still with limited proficiency in English.

To support the pursuit of higher education by local youth, the Port of LA BGC offers a college pathway support program to middle and high school students. College Bound, in its 16th year of operation, has raised the graduation rate from less than 50% in 2002 to 98% in 2016, with 94% of those graduates going on to a four- or two year college. Participating students receive individual case management, daily tutoring and mentoring, weekly workshops, ability to take college credit classes, college and senior trips, and assistance with applying for scholarships and financial aid.

The LA Community College District (LACCD) with 9 colleges offers a number of programs to help students with obtaining a two- or four-year degree, certificates, transfer or career preparation. The closest LACCD college to San Pedro is LA Harbor College (LAHC) in Wilmington.

- LA College Promise - for graduates of an LAUSD or Charter High Schools, they can receive one year of free full-time enrollment, this apply to the standard curriculum only
- Dual Enrollment - three types are offered by LAHC
    - » Middle School or High School Outreach - designed to enhance current school class work and introduce students to college level coursework and campus environment - classes offered outside of school class hours
    - » AB288 CCAP Agreement - designed with a goal of allowing high school students to complete a specific academic and/or career certificate pathway, students can obtain college credits and graduate from high school with an Associate Degree
    - » Contract Education Agreement - custom tailored coursework to enhance school offerings and/or completion of a specific academic/career pathway

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3 Los Angeles Unified School District - Open Data Dashboard - https://achieve.lausd.net/opendata

4 Phillips, Meredith, Kyo Yamashiro and Thomas A. Jackson, "College Going in LAUSD: An Analysis of College Enrollment, Persistence, and Completion Patterns." Los Angeles Education Research Institute, August 2017.

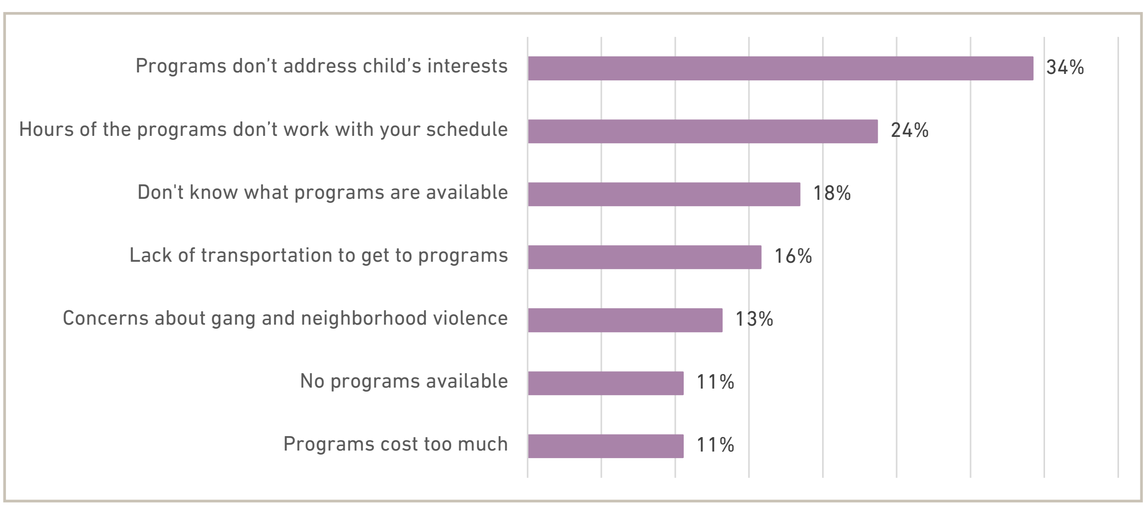
Out of School Time Programs

A universal theme echoed in both the surveys and stakeholder interviews is the need for programs of interest to local youth, safe spaces for youth to gather and hang-out and more open space with things for kids to do. According to the surveys, 45.9% of Rancho and 42.9% of Barton Hill-Downtown school-age youth do not participate in an organized after school program. Of those who do, two-thirds are going to the Port of LA Boys and Girls Club. When Rancho parents were asked why their children do not participate in out of school activities, the top reason given was that the current programs do not address their child's interest (see Figure 6).

The top youth programs that parents were most interested in were tutoring (37.1%), arts/performing arts/music (31.9%), college preparation and summer programs (29.3% each). However, several community members stressed the importance of asking the youth what programs they found appealing and wanted to see.

With a lack of productive and positive outlets, gang involvement is a real problem among youth and a major contributor to criminal activity in the neighborhood. Children are joining gangs not necessarily for safety, but to get a sense of belonging and respect that they are not getting at home. Among 10 to 17 year olds, gang banging has shifted to social media, where tagging groups and cliques use Instagram and SnapChat to start turf battles that can then escalate into the streets. Recently, the police have shifted their focus to elementary schools to stop the gang pipeline. There are a few gang-focused programs available in San Pedro, including Gang Alternatives Program, Gang Intervention (GRID) and the Cops & Kids Program, but more programs are needed.

Figure 6. Reasons Children Do Not Participate in Out of School Time Activities



Housing

Covering nearly 2.5 square miles, Barton Hill-Downtown contains approximately 3,700 housing units in a variety of unit types - from single-family detached homes to a 16-story high rise. The community offers a denser housing environment than the rest of San Pedro where single-family detached and attached homes account for over 50% of the housing stock (see Table 8).

Two-thirds of the housing stock was built 60 or more years ago, similar to the rest of San Pedro, and both share a similar vacancy rate. However, this is where the similarities end - Barton Hill-Downtown has a significantly lower homeownership rate, lower housing values, and lower rents than San Pedro as a whole and the City of LA.

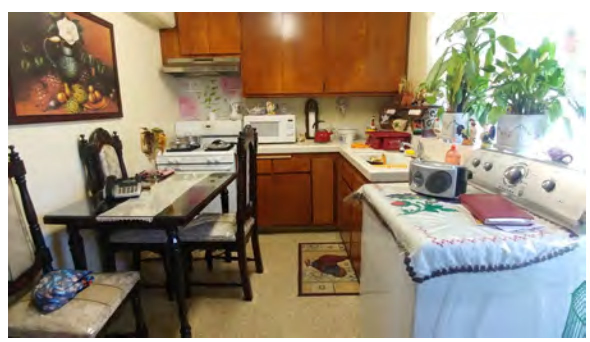
Table 8. Housing Characteristics

Indicator	Barton Hill-Downtown		San Pedro		City of LA	
Total Housing Units	**3,711**		**33,797**		**1,457,762**	
Units Per Structure						
1-Unit Detached	717	19.3%	13,670	40.4%	562,134	38.6%
1-Unit Attached	651	17.5%	3,882	11.5%	88,459	6.1%
2 to 4 units	513	13.8%	6,347	18.8%	124,333	8.5%
5 to 19 units	601	16.2%	5,679	16.8%	267,346	18.3%
20 to 49 units	406	10.9%	1,676	5.0%	196,189	13.5%
50 units or more	823	22.2%	2,232	6.6%	209,597	14.4%
Other unit types	0	0.0%	311	0.9%	9,704	0.7%
Year Structure Built						
Before 1970	2,476	66.7%	22,575	66.8%	910,723	62.5%
Vacancy						
Vacant Units	324	8.7%	2,814	8.3%	93,535	6.4%
Tenure						
Owner-Occupied	397	11.7%	12,873	41.5%	502,165	36.8%
Housing Values						
Less than $300,000	125	31.5%	1,667	12.9%	70,840	14.1%
$300,000 to $499,999	235	59.2%	4,201	32.6%	154,353	30.7%
$500,00 or more	37	9.3%	7,005	54.4%	276,972	55.2%
Median Housing Value	$374,175		$533,450		$549,800	
Gross Rent						
Less than $750	1,054	36.0%	2,373	13.5%	102,241	12.2%
$750 to $1,499	1,217	41.5%	9,173	52.1%	422,795	50.1%
$1,500 or more	661	22.5%	6,057	34.4%	317,703	37.7%
Median Gross Rent	$1,023		$1,541		$1,302	

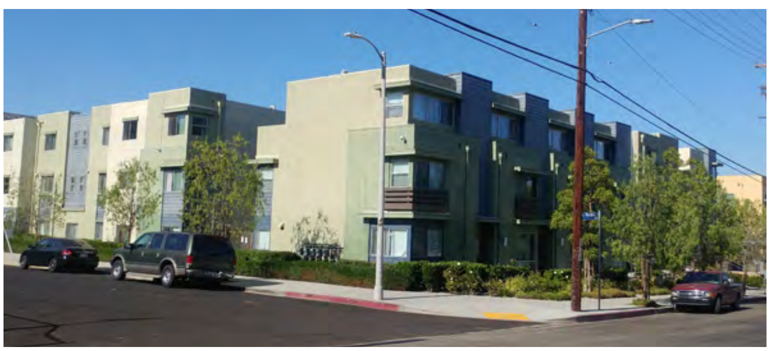
Source: U.S. Census Bureau 2013-2017 American Community Survey

Among the oldest structures in Barton Hill-Downtown is the Rancho San Pedro public housing development. Constructed in two phases - 284 units in 1942 and an additional 194 units in 1954, Rancho is among the oldest developments in HACLA portfolio and is physically and functionally obsolete. With a superblock configuration and long, monotonous buildings arranged around courtyards creating indefensible space, the building systems and infrastructure have reached the end of their useful life. Units are very small and do not meet the needs of today's families - a 3-bedroom unit averages 750 sf and a 5-bedroom unit, 915 sf - and all units only have one bathroom.

A physical needs assessment completed in 2017 estimated that it would cost nearly $49 million ($102,000 per unit) to address the deficiencies at the site. Even if HACLA had this amount of capital resources available, it would not address the fundamental structure of the units (size, unit layout, building configuration), or alleviate the stigma of residents who live in the easily identifiable public housing units.



The buildings of Rancho San Pedro, with their superblock configuration, are arranged around unprogrammed courtyards creating indefensible space. The units themselves are very small creating cramped living conditions



From modest single-family homes, duplexes, walkups and mid-rises to the 16-story The Vue apartment complex, the Barton Hill-Downtown area features a diverse range of housing types and densities that is not found in the rest of San Pedro.

But change is on the way to the Barton Hill-Downtown area. After the real estate crash in 2008, which halted a number of projects in and around downtown San Pedro and jeopardized the viability of several other recently completed developments, the market is beginning to heat up again - much of which has been spurred on by the current redevelopment of Ports O'Call into the San Pedro Public Market.

Some of the new developments proposed or under construction in Barton Hill-Downtown include:

- Palos Verde Apartments (550 Palos Verdes) - on the site of a former paint store, Palos Verde Apartments will be a seven-story mid-rise building with 375 market-rate rental units from studio to four-bedrooms, plus parking and 5,000 sf of commercial space fronting 6th Street. Construction is currently underway with completion expected in 2020.
- Mixed Use Project by South Bay Developers (336-350 7th Street) - replacing a small commercial building and parking lot, plans call for a five-story building with 32 one- to three-bedroom apartments (3 would be affordable), 3,830 sf of street-fronting retail plus parking. This effort is still in the planning stages.
- Johnson Tower, formerly Nelson One (533-537 Nelson Street) - recently unveiled plans call for a 22-story building with 94 residential units (12% to be affordable) with ground floor retail and 6-levels of parking.
- San Pedro Courthouse (505 S. Centre Street) - the LA County Board of Supervisors, owners of the property, recently selected a developer for the site. While no specifics are yet available, the developer's proposal calls for a mix of market-rate and affordable housing, open space and ground floor retail, including a grocery store.
- Boutique hotel (544 Pacific) - adjacent to the historic Warner Grand Theatre, plans were recently presented to develop an 80 room boutique hotel plus restaurant and rooftop deck and bar.
- 448 W. 5th Street - 98 unit mixed use, in escrow with no plans submitted to the City yet
- Grinder Restaurant (511 S. Harbor Boulevard) - 120 unit mixed use - in escrow with no plans submitted to the City yet
- 327 N. Harbor Boulevard - fully entitled prior to the real estate crash, currently on hold

Aside from these efforts, there are several other residential and mixed-use projects underway or proposed around Barton Hill-Downtown. Within this landscape, the planning effort supported by a FY2017 Choice Neighborhoods Planning and Action Grant awarded to HACLA is one important step forward in determining what the future plan for Rancho should be in light of its existing conditions, market dynamics, rising housing costs and shifting investment patterns in the surrounding community.

Among stakeholders, several perspectives were shared about this boom of development interest in and around Barton-Hill Downtown:

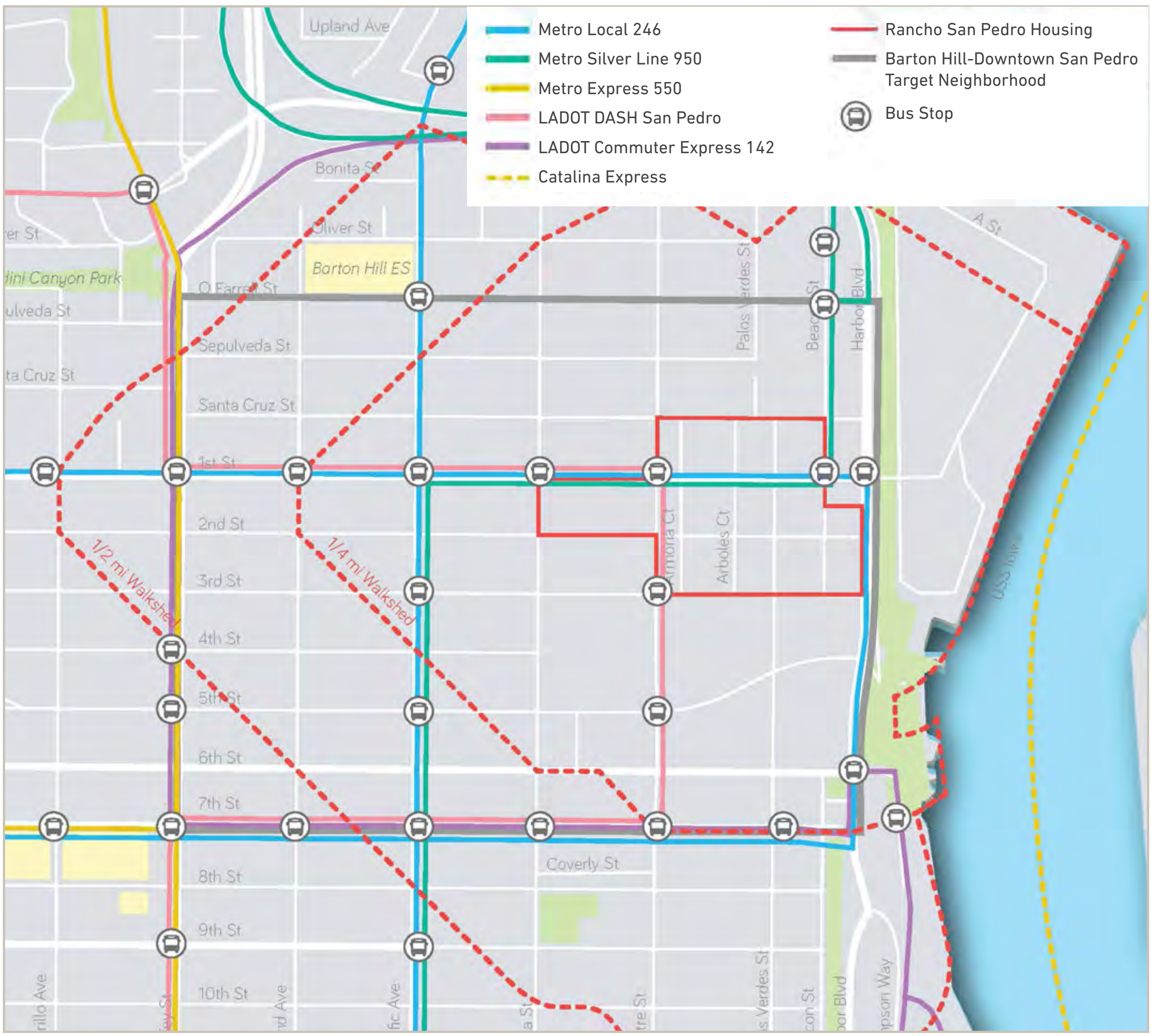
- questions about what implications these project would have on the redevelopment of Rancho from marketability and scale to final housing program and the number of income-restricted versus unrestricted units)
- need to provide for accessibility for seniors and people with disabilities
- impact on the quality of life in the area from traffic congestion, even greater parking issues and loss of what makes San Pedro unique
- threat of gentrification, loss of affordability and long-time residents being priced out of the area
- new housing downtown is essential to the viability of downtown and improving the quality, breadth and success of businesses there
- a comprehensive evaluation of the existing transit options available in San Pedro is needed in light of the planned increase in residential units and traffic concerns

Rendering of Palos Verde Apartments on Palos Verdes Street that will contain 375 market rate rental units plus 5,000 sf of commercial space. Currently under construction with completion anticipated in 2020.

Connectivity

Public Transit

With a long and storied reputation for smog, traffic and gridlock, the City of LA actually offers an expansive public transit system that includes subway, light rail, rapid bus transit/express and local bus options. San Pedro is served by six different public transit routes, all of which have transit stops in Barton Hill-Downtown.



Public Transit Map

Utilization of public transit as one's primary mode of transportation is significantly higher among Rancho residents than Barton Hill-Downtown and San Pedro (see Table 9). Car ownership among Rancho residents is also relatively high, which means that fewer residents indicated that transportation is a barrier to accessing places of employment, education and services. However, nearly a third still consider transportation to be a very big or somewhat big barrier when trying to get where they need to go (e.g. work, school, appointments, shopping).

One way to measure of the quality of the public transit options available in San Pedro is to look at differentials in public transit usage between Barton Hill-Downtown, San Pedro and City of LA. At almost 10%, public transit usage in the City as a whole is more than double that in San Pedro and 33% higher than in Barton Hill-Downtown. The lower usage could point to constraints in the destinations and frequency available, which would align with anecdotal comments heard about the limitations of the current public transit options in San Pedro.

Of the current destinations and headways of the existing public transit options that pass through Barton-Hill-Downtown (see Table 10):

- only one bus line (Local 246) offers 24 hour service, the rest cease operation before midnight or earlier (e.g. DASH stops at 7:30pm, Silver Line 950 stops at 9pm)
- based on a recent transit service analysis by LADOT, they are proposing to increasing the frequency of the DASH San Pedro - if approved by City Council, the change would go into effect sometime in 2019
- both the Metro Express 550 and LADOT Commuter Express 142 only have stops on the periphery of the neighborhood (Gaffey and 7th) that are between 1/4 to 1/2 mile away, and is an uphill walk towards Gaffey
- the Silver Line 950 is the only route that goes to Downtown LA, interest in changing the San Pedro terminus from Pacific/22nd to the waterfront and future San Pedro Public Market
- several bus stops lack seating and shelters plus lighting at night, and bus stops are too far apart from each other

The San Pedro Historic Waterfront Business Improvement District (PBID) also operates the Red Trolley in the evenings on 1st Thursdays and from 12 to 6pm on the weekends. Operating in a continuous loop and free, the Red Trolley is focused on moving visitors to different waterfront destinations (Battleship Iowa Museum, San Pedro Fish Market, Crafted and Downtown). Because it is operated by the San Pedro PBID, it can only travel within the designated Benefit Zones of the PBID. There are some discussions about transferring management of the Red Trolley to LADOT which would allow it to serve a larger area.

Overall, several stakeholders mentioned the need for a comprehensive review of all public transit options and routes serving San Pedro. Aside from feeling disjointed and ineffective, the potential of hundreds of new housing units downtown, the future redevelopment of Rancho, and concerns about increased traffic and congestion, now may be an opportune time to assess the system as a whole.

Table 9. Mode of Transportation

Indicator	Rancho San Pedro*		Barton Hill-Downtown		San Pedro		City of LA	
Workers 16 years and over	313		4,067		37,623		1,901,130	
Own vehicle	191	61.0%	2,812	69.1%	29,565	78.6%	1,314,648	69.2%
Carpooled/Ride Share	17	5.4%	459	11.3%	2,961	7.9%	171,883	9.0%
Public Transportation	84	26.8%	273	6.7%	1,710	4.5%	185,471	9.8%
Taxi, Uber, Lyft	13	4.2%	0	0.0%	8	0.0%	3,022	0.2%
Bicycle	4	1.3%	22	0.5%	135	0.4%	21,642	1.1%
Walked	4	1.3%	251	6.2%	948	2.5%	66,250	3.5%
Other means	---	---	139	3.4%	577	1.5%	25,657	1.3%
Worked at home	---	---	111	2.7%	1,719	4.6%	112,557	5.9%

* Based upon responses to the Rancho San Pedro Resident Survey about primary mode of transportation
Source: U.S. Census Bureau 2013-2017 American Community Survey, Rancho San Pedro Resident Survey Summary

Table 10. Public Transit

Transit Route	Terminus and Destinations	Headways
Los Angeles County Metropolitan Transportation Authority (Metro)		
Local 205	13th/Gaffey to Willowbrook/Rosa Parks Station LA Harbor College, Kaiser Hospital, Harbor Gateway Transit Center	25-60 min weekdays 50-60 min Sat/Sun/holidays
Local 246	Paseo Del Mar/Gaffey (Pacific/21st or22nd - Night Owl) to Harbor Gateway Transit Center Point Fermin Park, N-S on Pacific	20-60 min weekdays 35-40 min Sat 60 min Sun/holidays 40-60 min (Night Owl 7 days)
Silver Line 950	Pacific/21st to Harbor Gateway Transit Center to El Monte Bus Station Downtown, LAC+USC Medical Center, Cal State LA	15-40 min weekdays 30-60 min Sat/Sun/holidays
Express 550	7th/Patton to Harbor Gateway Transit Center (to USC/Exposition Park weekdays during rush hour) San Pedro High, Dana Middle, LA Harbor College, Kaiser Hospital	30-60 min weekdays 60 min Sat/Sun/holidays
City of Los Angeles Department of Transportation (LADOT)		
DASH San Pedro	Western/Park Western Drive to Western/25th Transfer to Commuter Express 142 and Metro bus lines San Pedro High, Dana Middle, Park Plaza Shopping Center	20 min weekdays/Sat 30 min Sun/holidays
Commuter Express 142	Ports O'Call to Long Beach Transit Mall Bus/light rail connections to LA & Orange County + Long Beach	30-60min 7 days/week

Source: LA Metro - www.metro.net, LADOT Transit - www.ladottransit.com

Bicycle and Pedestrian Connections

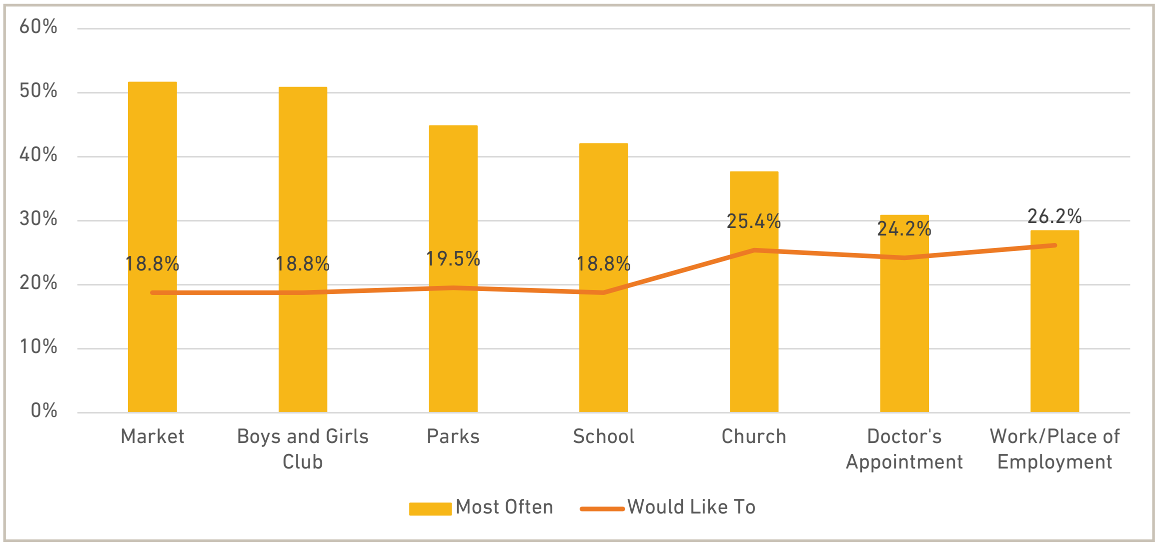
While bicycling and walking are not among the top primary modes of transportation for Rancho residents, they do frequently walk or bike to the market, Port of LA Boys and Girls Club, neighborhood parks, and school, and there was strong interest in being able to walk/bike to these destinations and others if they were not already walking or biking to them (see Figure 7).

The existing bicycle network in and around Barton Hill-Downtown is extremely disjointed with bike lanes stopping suddenly, no east-west connections unless one is south of downtown, and no bicycle infrastructure between Harbor and Pacific.

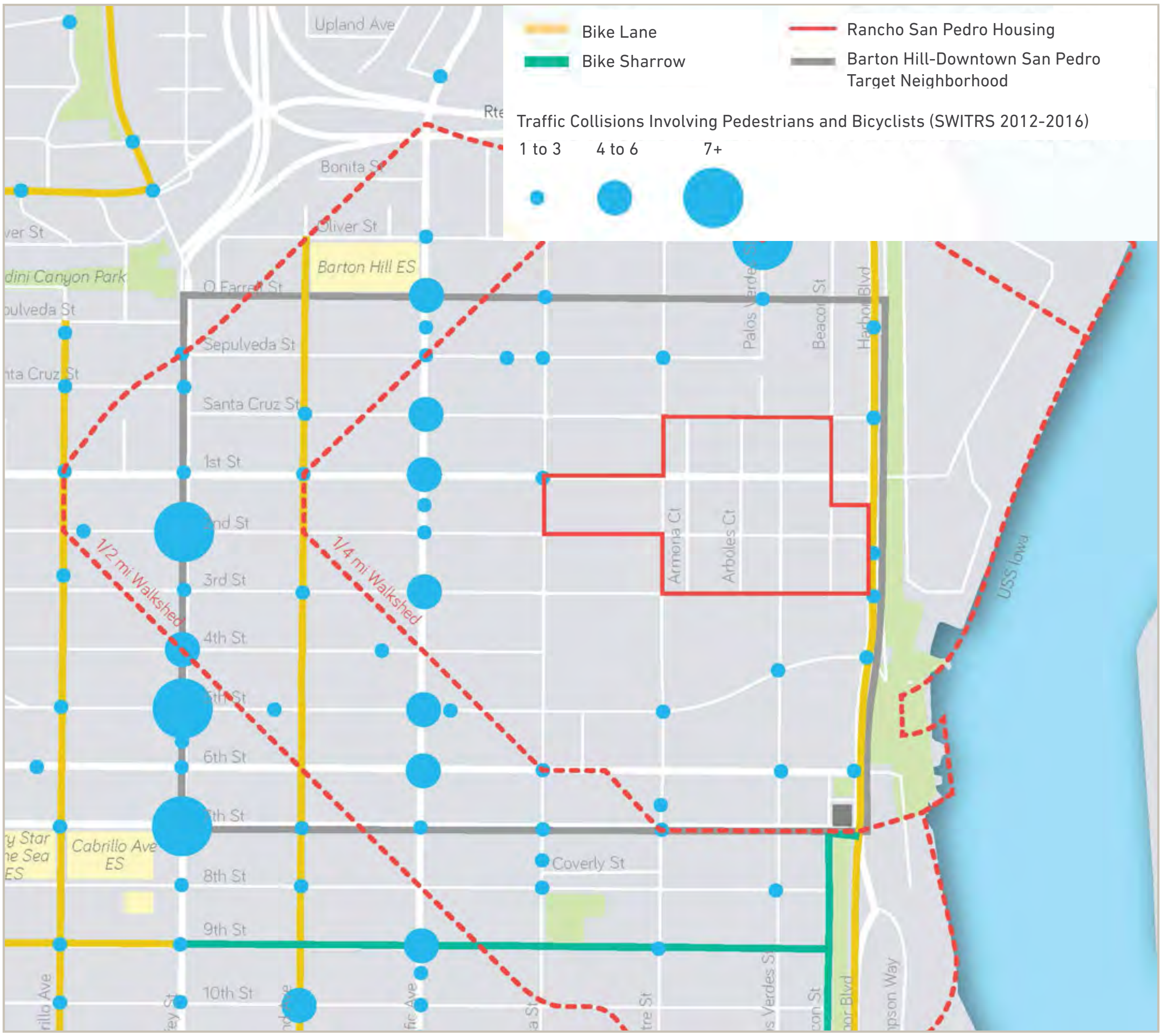
During two walk audits conducted by Rancho residents and community stakeholders - one during the day and one in the evening, similar issues were highlighted at the pedestrian level. Auditors noted:

- presence of speeding traffic and flagrant disregard for stop signs and walking beacons
- obstructed sidewalks due to light poles or fire hydrants plus lack of ADA curb cuts preventing wheelchair accessibility
- uneven, cracked and narrow sidewalks throughout the area
- striped crosswalks are few and far between - more are needed
- need for Safe Routes to School improvements to Barton Hill Elementary including crosswalks, traffic calming and school zone signage

Figure 7. Walking and Biking Destinations



Accident data for incidents between automobiles and pedestrians and bicyclists confirm the dangerousness of crossing Pacific and Gaffey, as well as the issue with crossing O'Farrell right by Barton Hill Elementary.



Bicycle and Pedestrian Incidents Map

Connectivity Strengths, Opportunities and Constraints

Strengths

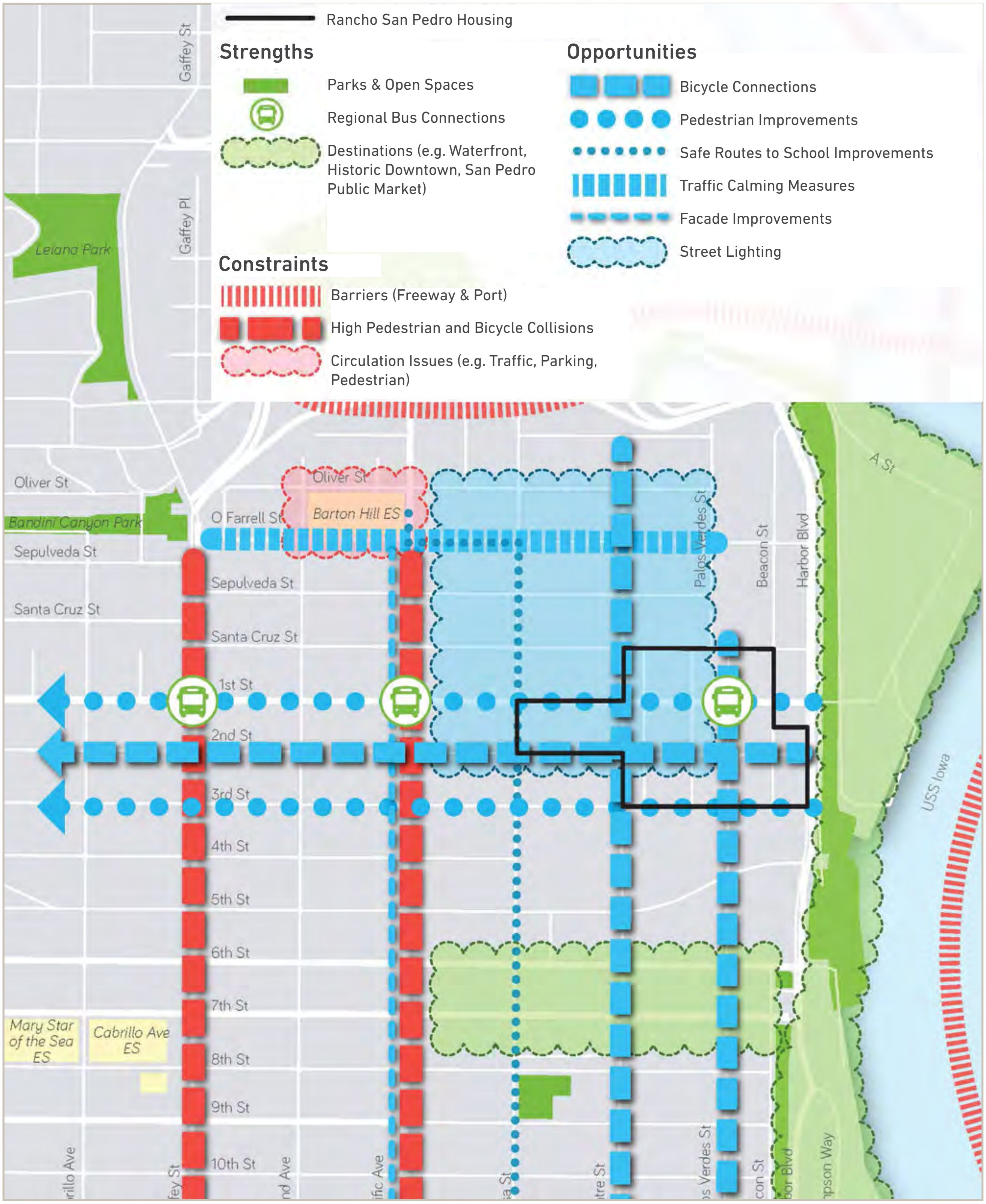
- The San Pedro Waterfront is a major destination that attracts local and regional visitors. The redevelopment of Ports O'Call into the new San Pedro Public Market, as well as other improvements and programming throughout the Waterfront will likely provide the Barton Hill-Downtown area with additional shopping destinations, fresh markets, and nearby public space amenities. In addition, the existing Historic Downtown has several local destinations and a walkable street grid.
- Regional bus connections along 1st Street are an asset to Barton Hill-Downtown, and could be improved with First/Last Mile treatments to enhance the experience for pedestrians and bicyclists who take transit. Improvements could include enhanced bus shelters with real time bus signage, enhanced crosswalks, pedestrian-scaled lighting and wayfinding.

Opportunities

- The existing bicycle network is limited in Barton Hill-Downtown with only north-south bike lanes along Harbor Boulevard and Grand Avenue. The bicycle network could be enhanced with east-west connections to commercial corridors on Gaffey and Pacific, and additional north-south connections to the Historic Downtown and San Pedro Public Market.
- 1st and 3rd Streets are wide residential thoroughfares that could offer stronger and safer east-west pedestrian connections through improvements such as priority pedestrian crossings and pedestrian-scaled lighting.
- Community members noted Mesa Street as a popular route used by students and parents to Barton Hill Elementary. Mesa Street could benefit from Safe Routes to School improvements such as crosswalks, traffic calming, and school zone signage.

Constraints

- Community members noted traffic, parking, and pedestrian circulation issues around Barton Hill Elementary.
- Additionally, community members noted the need for traffic calming along O'Farrell Street, street lighting in the area north of Rancho, and facade improvements along Pacific Avenue.
- To the north of Barton Hill-Downtown, the 110 Freeway connecting to the Vincent Thomas Bridge is an infrastructural barrier. The Port of LA is a geographic barrier east of the community. These constraints limit the pedestrian/bicyclist connectivity but also represent regional connectivity assets, via vehicle, bus, and ferry.
- Gaffey Street and Pacific Avenue are major vehicular thoroughfares that experience higher traffic collisions involving pedestrians and bicyclists.



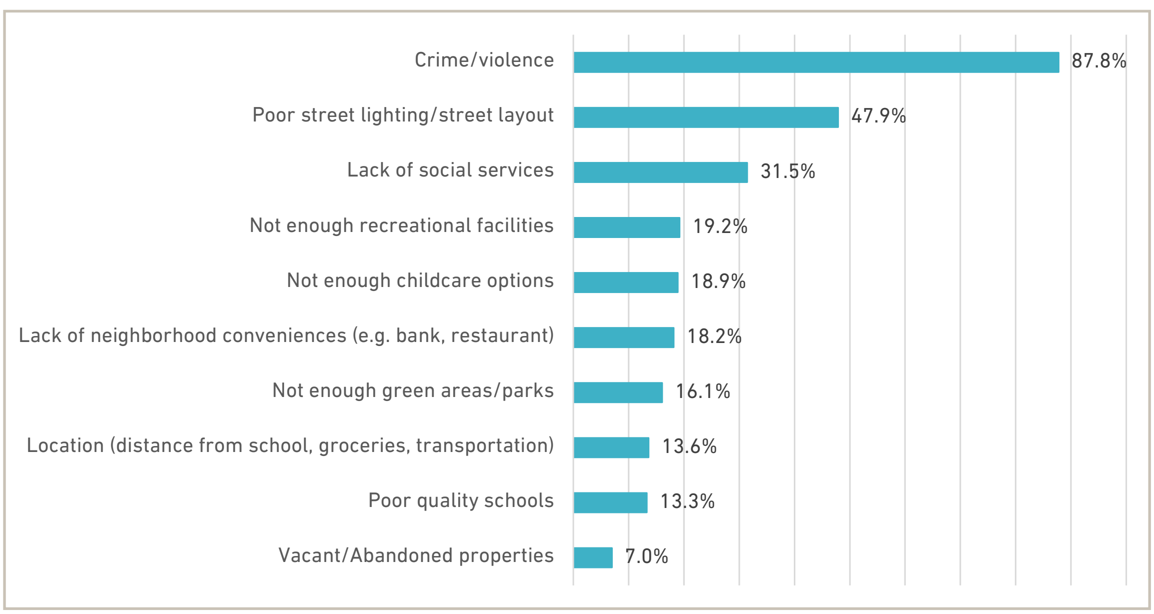
Connectivity Strengths, Opportunities and Constraints Map

Quality of Life

What an individual liked about Barton Hill-Downtown depended upon the circumstances that led them to live in the community. For example, among Rancho residents, the most important reason they moved to the area was the availability of an affordable unit; as such, housing affordability was the top community asset identified by Rancho respondents. On the other hand, among the Barton Hill-Downtown respondents, nearly half have lived in the community for more than 20 years, and over one-third were born or raised in the community, with being an affordable place to live the next top reason for moving to the neighborhood; as such, being close to family/friends and housing affordability were among the top community assets identified by these respondents.

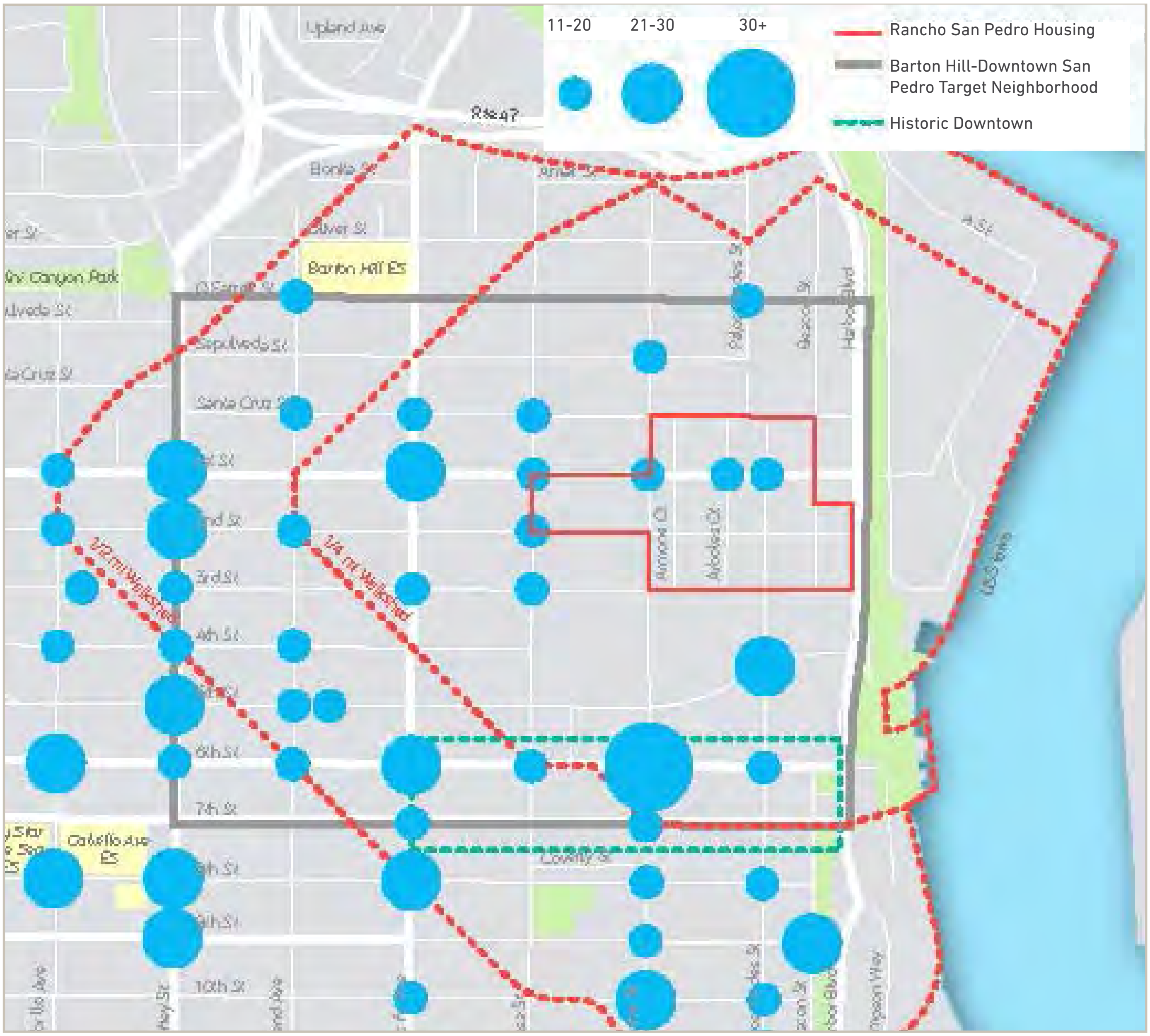
With regard to what people did not like about Barton Hill-Downtown, there were many more similarities regardless of whether someone lived at Rancho, in Barton Hill-Downtown, or was a visitor to/worked in the community. Dealing with crime and violence was the at the top of the list, followed by neighborhood beautification and associated activities (e.g. street/sidewalk improvements, better lighting) (see Figure 8 for Rancho responses).

Figure 8. What Rancho Residents Like the Least About the Neighborhood



Public Safety

Historically, the Part I Violent Crime Rate in Barton Hill-Downtown has been approximately 1.5 times higher than the City of LA rate, and the perception is that most of the violent crime happens east of Pacific around Rancho. A review of where crime actually happens that much of the crime is occurring around the commercial corridors (Gaffey and Pacific) as well as downtown. Crimes around Rancho only accounted for about 8% of the incidences shown on the map. However, the police did note that there is most likely an underreporting of crime around Rancho, as resident are reluctant to call for help whether due to fear of reprisals, mistrust of the police or language barriers.



Incidents of Crime - July 2017 to June 2018

Rancho and Barton Hill-Downtown survey respondents similarly felt safe in their home as well as around where they live and downtown during the day (see Figure 9). At night is when perceptions of safety drop precipitously whether in the neighborhood or downtown. During the walk audit, participants noted the lack of or presence of non-working street lights in the neighborhood, especially along Centre, Mesa, Santa Cruz, 2nd, O'Farrell and Pacific.

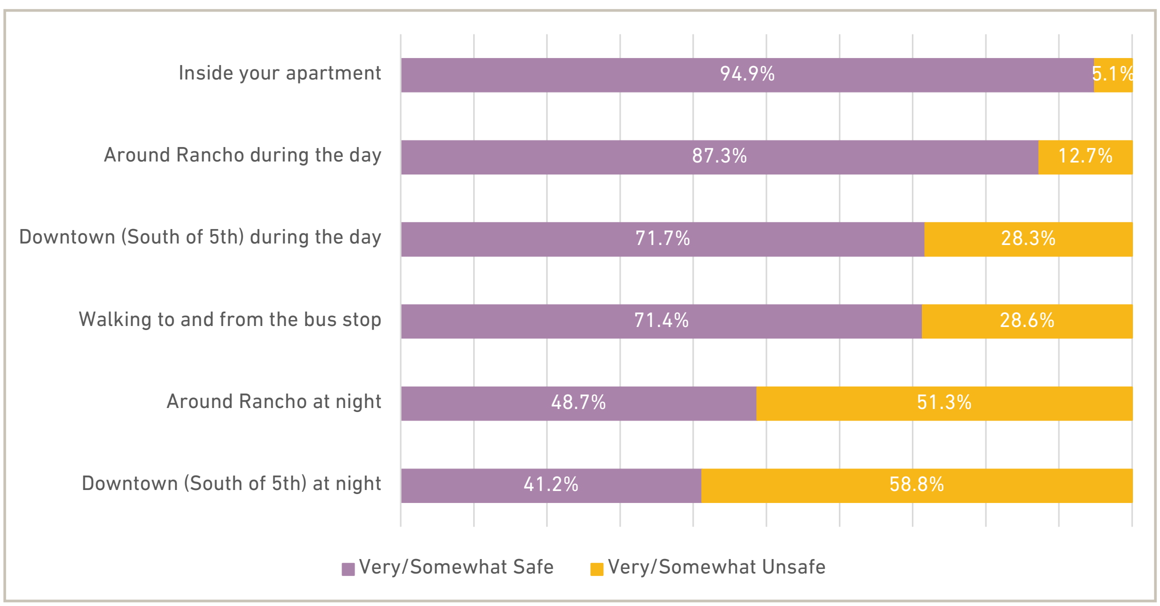
For Rancho residents, the most frequently experienced crimes were gun shots (56.9%), murder (32.1%), gang-related activity (28.3%), theft (22.1%), and assault, auto theft and sale/use of drugs (20.3% each).

According to the police, gangs are considered the primary perpetrators of violent crime in the neighborhood. The homeless tend to engage in petty crimes to fund their addictions. The city used to have a gang injunction that allowed them to actively discourage loitering, but this was recently ended due to civil rights lawsuits. The police also noted at much of the gang banging has shifted to social media, and that turf battles there can spill out into the streets.

Contributing factors to the criminal activity in the neighborhood include:

- the Barton Hill Motel on Pacific and narcotic sales at the car wash across the street
- gang activity, including drive-by shootings, in the vicinity of Mesa and Santa Cruz due to the lack of street lighting
- plethora of liquor stores within a one-mile radius of Pacific
- number of "I" and "T" alleys between Pacific and the water that are not well-lit

Figure 9. Rancho Residents Perceptions of Safety



Services

Human Capital Services

Knowledge of different services and programs in the community was fairly strong among Rancho and Barton-Hill Downtown residents, but utilization of these services was fairly low (see Figure 10). When Rancho residents were asked what the top barriers to utilization of available services were, the most frequent reason given was lack of knowledge of the services that are available (see Figure 11). For Barton Hill-Downtown residents, they did not have a need for the services that were available.

The services that Rancho residents have an immediate need for include computer classes, ESL, GED and adult education; while Barton Hill-Downtown residents expressed a high need for budgeting/credit repair (29.0%) and youth programs (24.2%) (see Figure 13).

Figure 10. Service Knowledge and Use Among Rancho Residents

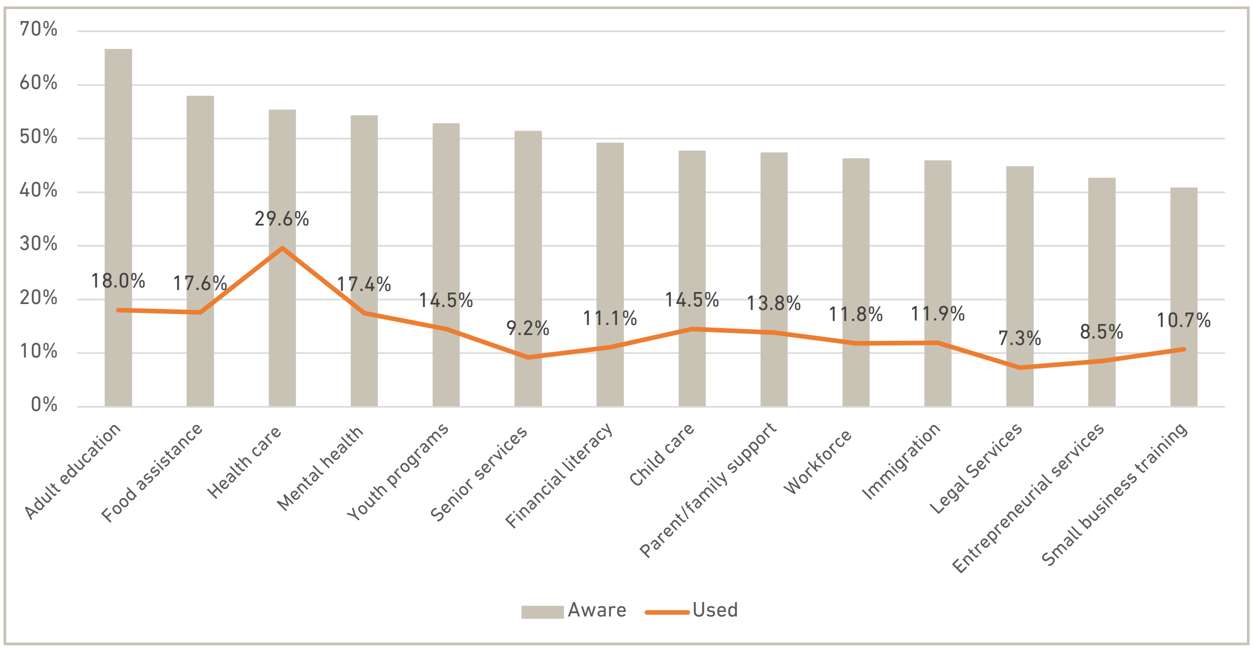


Figure 11. Barriers to Service Utilization Among Rancho Residents

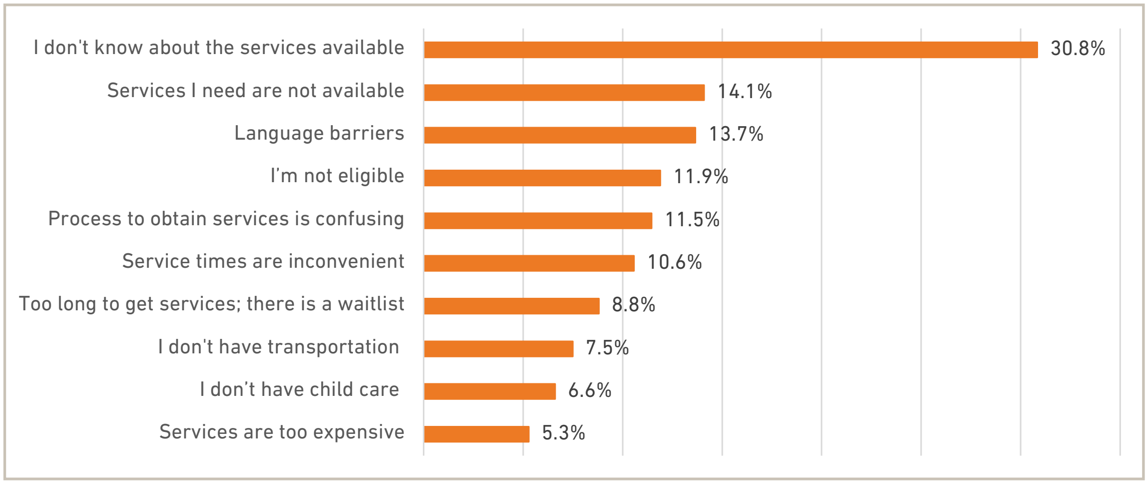
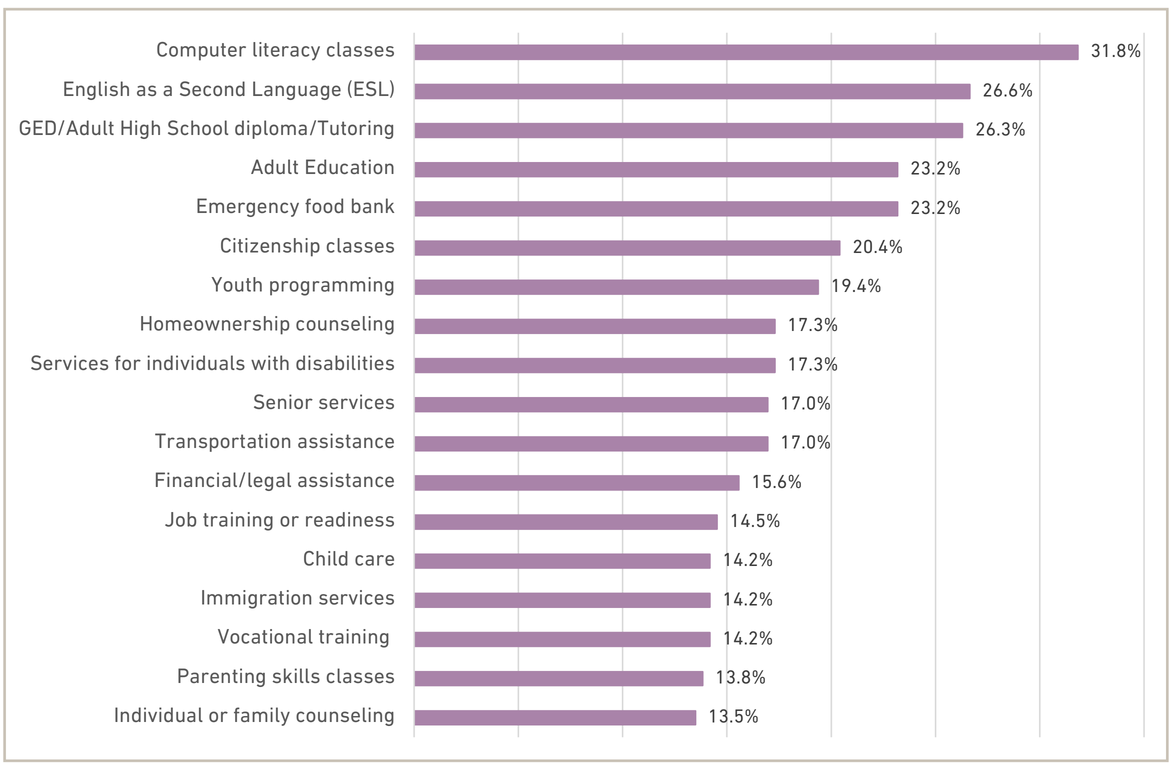


Figure 12. Services with an Immediate Need Among Rancho Residents

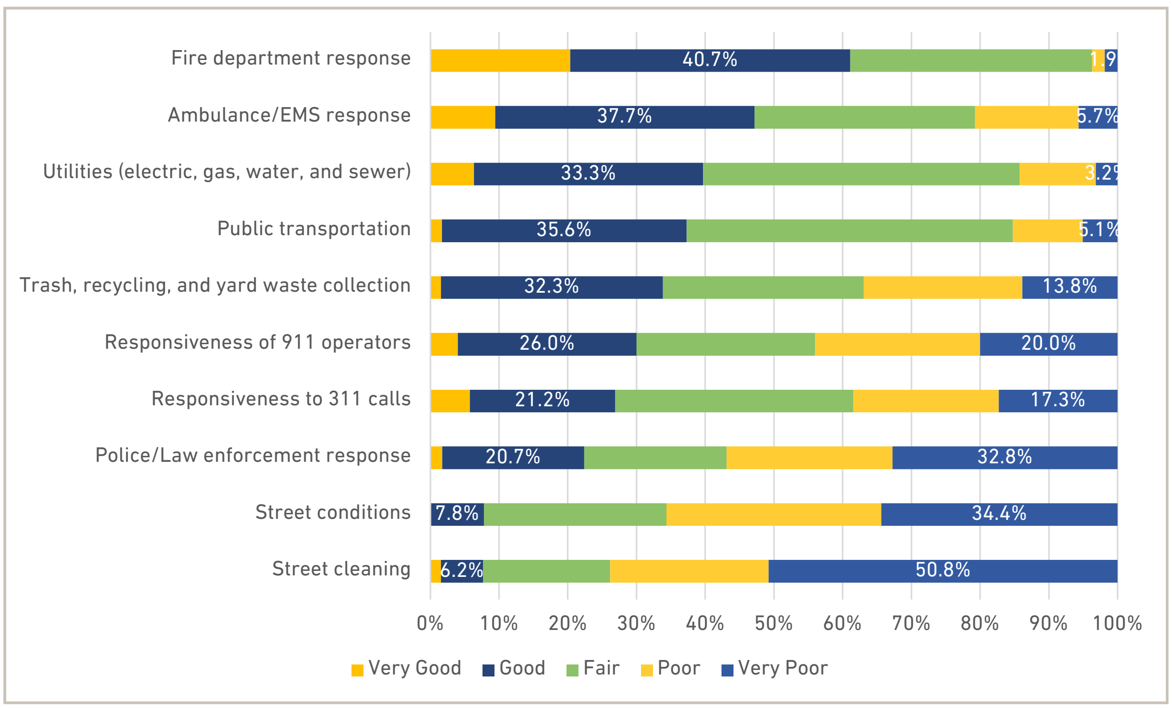


Public Services

Ratings for the quality of different public services in Barton Hill-Downtown ranged significantly, with the highest ratings given for fire department and ambulance/EMS response, to the lowest for street cleaning and street conditions (see Figure 14). During the stakeholder interviews, interviewees noted that there is an ongoing issue with illegal dumping in alleyways and downtown, plus trash generated by the homeless in the area. The San Pedro PBID was in the process of installing cameras downtown in an attempt to deter illegal dumping and possibly the opportunity to prosecute if caught on camera.

With regard to police/law enforcement response, it was noted during the interviews that the LAPD Harbor Division does not have a local jail and need to travel to the 77th Division in South Central (17 miles away) to process suspects. A jail was constructed at the Harbor Division in 2009 and was never opened due to budget and staffing shortfalls. As such, police officers could spend four hours up to an entire day to transport and process suspects, which means fewer officers on the street to respond to calls for service. In 2016, the now retired LAPD Chief promised to open the Harbor Division jail within 3 years. The new Police Chief has not indicated whether this will happen.

Figure 13. Public Services Ratings



Business Environment

More than 200 retail, restaurant and professional business are located in downtown San Pedro and includes everything from antiques and art supplies to men's and women's clothing and music; hair and nail salons, tattoo parlors, fitness centers, banks, hotels, convenience retail and restaurants offering a diversity of cuisine (Mexican, Italian, Thai, English, seafood, coffee). This does not include the commercial retail along Gaffey which tends to consist of fast food restaurants and gas stations. There is only one grocery store in the area - Numero Uno Market - and a farmer's market downtown every Friday from 9am to 2pm featuring locally grown fresh fruit, vegetables, plants and flowers; arts and crafts; food trucks and live music.

With a long history of art and artists, the San Pedro Waterfront Arts District, which encompasses all of downtown San Pedro, was designated one of 14 California Cultural Districts. With a plethora artists, performing arts venues and art galleries, especially between 4th and 8th Streets between Pacific and Centre, the community has hosted a First Thursday ArtWalk for over 20 years that draws thousands of people monthly to the area. In addition to these initiatives, the Arts District is also looking to increase generational access to the arts and breaking down class barriers. They are also working to better involve traditionally underserved communities and the youth in the arts. The Arts District is interested in starting a public mural/student art program aimed to high school students.



Some of the DOT Utility boxes in Barton Hill-Downtown that have been painted by local artists

Both the San Pedro Historic Waterfront Business Improvement District (PBID) and the San Pedro Chamber of Commerce are focused on serving and supporting the local business community.

The boundaries of the San Pedro PBID, formed in 2008, extends from 4th to 8th Street and from Harbor to Pacific. Funded through assessments on both public and private sector property owners within its boundaries, the PBID was renewed for a 10-year term starting In January 2018. The PBID focuses on four activities: clean and safe, economic development, tourism, and serving the property owners. The PBID organizes the Dia La Muerte Festival annually in October and pays for entertainment and the Red Trolley on First Thursdays. The PBID is currently working to launch a pilot outdoor dining program in downtown to serve as an extension of the redevelopment occurring on the waterfront, and recently commissioned a study to help determine the appropriate business mix and investments in infrastructure, human capital, and programs are needed to grow the area.

With over 300 members, the San Pedro Chamber's mission is to promote, support and advocate for the interests of the business community. For 2019, strategic initiatives by the Chamber include redevelopment of the waterfront, energy diversification, transportation infrastructure, arts and tourism, economic development, and housing.

With phase 1 of construction on transforming the former Ports O'Call on the waterfront into the San Pedro Public Market underway, downtown San Pedro finds itself in a transitional period of trying to figure out how to capitalize on the $100 million redevelopment and extend the economic impact of that investment into downtown. The potential upside to the community when the Public Market is complete has generated many different opinions and perspectives about what needs to be done and by whom to ensure the future growth and vitality of downtown:

- supportive property owners who are vested in the success of downtown instead of simply waiting for property values to rise and getting as much money as possible out of their properties in the meantime, i.e. not maintaining their property, increasing rents once a renter has improved the space, renting space to whoever is interested regardless of their suitability to the downtown area, letting storefront space sit vacant
- greater professionalism and engagement among retail businesses, i.e. having regular business hours, interest in offering goods and services that are attractive to a wider range of customers including cruise ship passengers, willingness to participate in downtown efforts to market, activate, and draw visitors to the area
- the PBID and Chamber need to ensure that they are equally representing the interests of all of their members versus only the ones that contribute the most money to their organizations, i.e. the Port, Providence Little Company of Mary Medical Centers, Sunoco Phillips, etc.
- the City/Council Office need to address conditions that negatively impact the business environment including parking, traffic, street conditions, trash, business permitting process, and the homeless
- residents need to embrace change and recognize that if the area does not attract new and younger residents to the area, downtown and San Pedro as a whole will not thrive

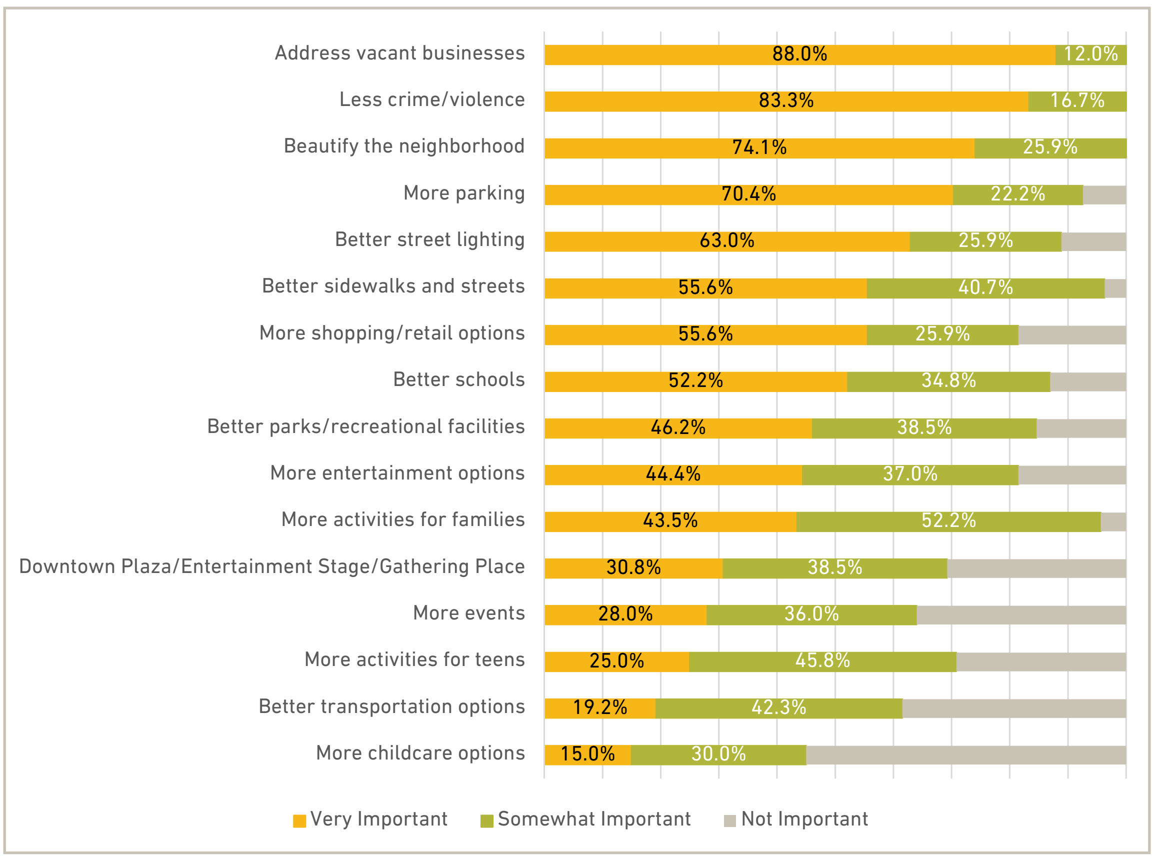
Business Owners

Among the business owners that participated in the business survey, over half felt that business was very good/good at the moment, and 13.8% felt it was poor/very poor. Business owners liked being downtown because it was downtown or close to home; other advantages included affordable rents, accessibility from other places and the quality of the building spaces.

For their business to grow, business respondents cited the need to address the homeless (32%), parking issues (21%) safety, business diversity and the pedestrian experience (18% each), have a cohesive marketing approach including signage (14%), and developing housing downtown (11%). The majority (77.8%) are also interested in or have participated in neighborhood events.

The top neighborhood improvements business owners felt were most important to their business were addressing vacant businesses, decreasing crime/violence, beautifying the neighborhood, providing more parking and better street lighting (see Figure 14).

Figure 14. Top Neighborhood Improvements Needed According to Business Owners



Businesses Desired

Grocery stores and a farmer's market were both among the top four desired businesses identified by Rancho, Barton Hill-Downtown and non-neighborhood residents. Otherwise, the top choices diverged with Rancho residents' interests being more focused around day-to-day retail and services such as a large retail store like WalMart or Target, a clothing store, pharmacy, and library; while Barton Hill-Downtown and non-neighborhood residents were interested in more non-essential services like sit down restaurants, entertainment options, and coffee shops (see Figures 15 and 16).

The difference in businesses desired may partly be a function of the fact that transportation is more of an issue for Rancho residents, which means meeting their day-to-day shopping needs is more difficult to fulfill.

Figure 15. Businesses Desired by Rancho Residents

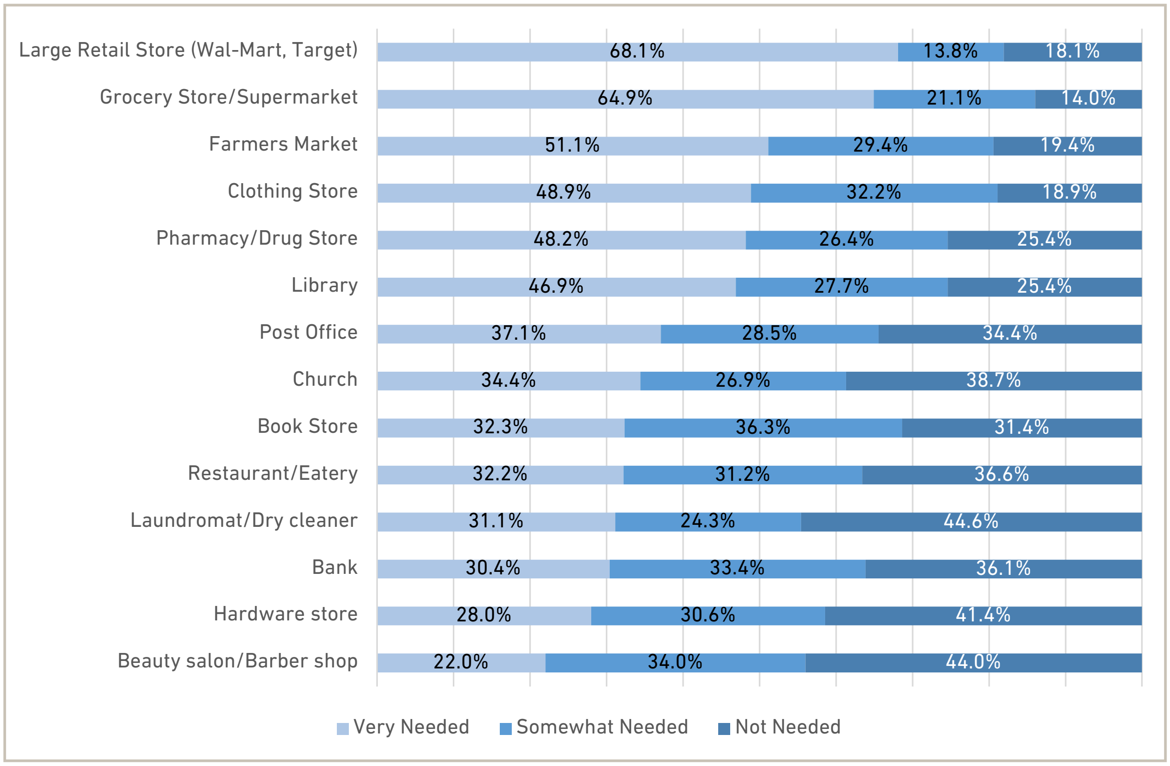
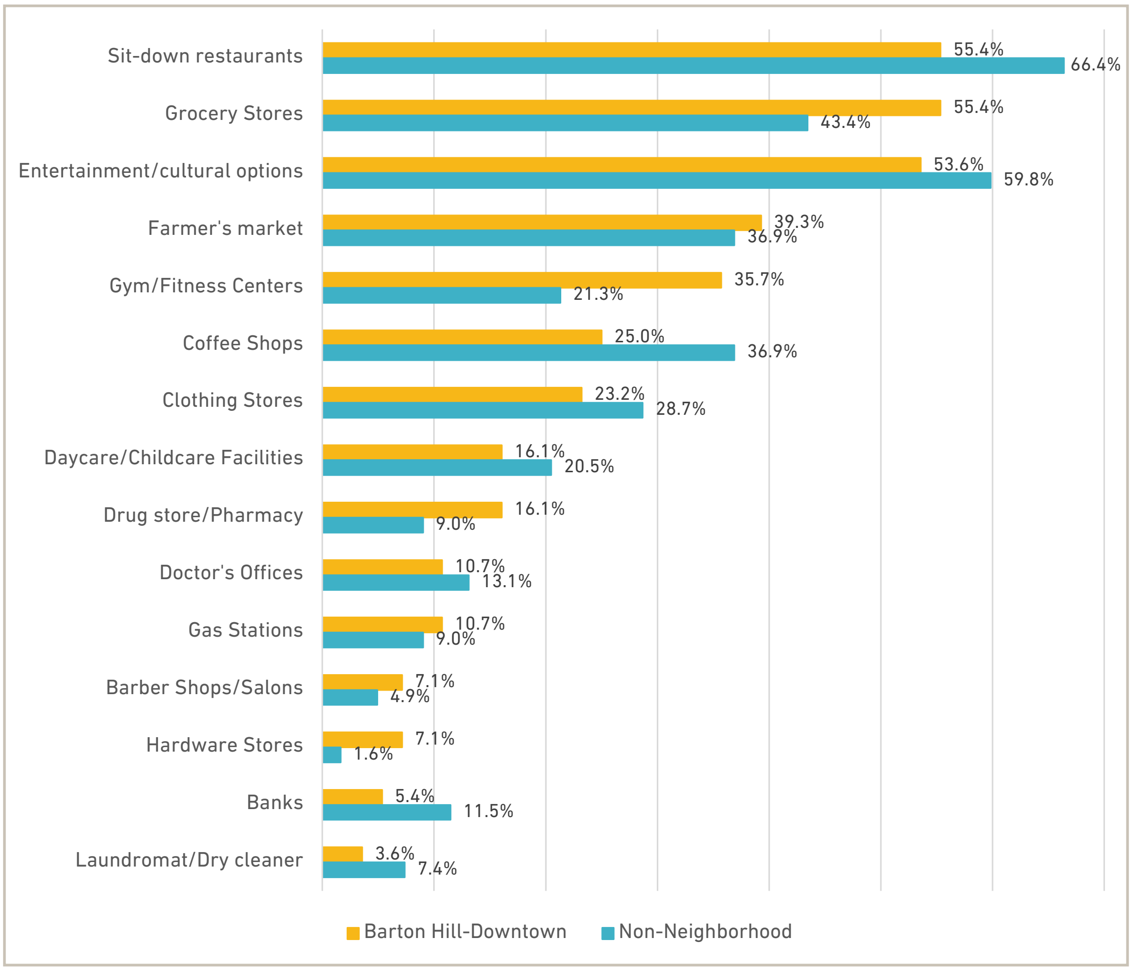


Figure 16. Businesses Desired by Barton Hill-Downtown and Non-Neighborhood Residents



Environmental Conditions

Low-income and minority communities are often disproportionately impacted by environmental issues that threaten their health[3]. In California, the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment utilizes CalEnviroScreen to help identify communities that are vulnerable to pollution's effects. A mapping tool, CalEnviroScreen uses 20 environmental, health, and socioeconomics indicators to produce a numerical score for each census tract in the state, whereby census tracts with higher scores experience higher pollution burdens and are more vulnerable than census tracts with lower scores.

The census tracts that comprise Barton Hill-Downtown San Pedro community have high scores that are in the 91 - 100% range, much of it due to the area's proximity to the Port of LA and traffic in to and out of the Port by land or sea. The greatest threat is posed by diesel particulate matter (exhaust from trucks, buses, trains, ships, etc.), followed by toxic releases from facilities that make or use toxic chemicals and hazardous waste created by different commercial or industrial activities (see Table 11).

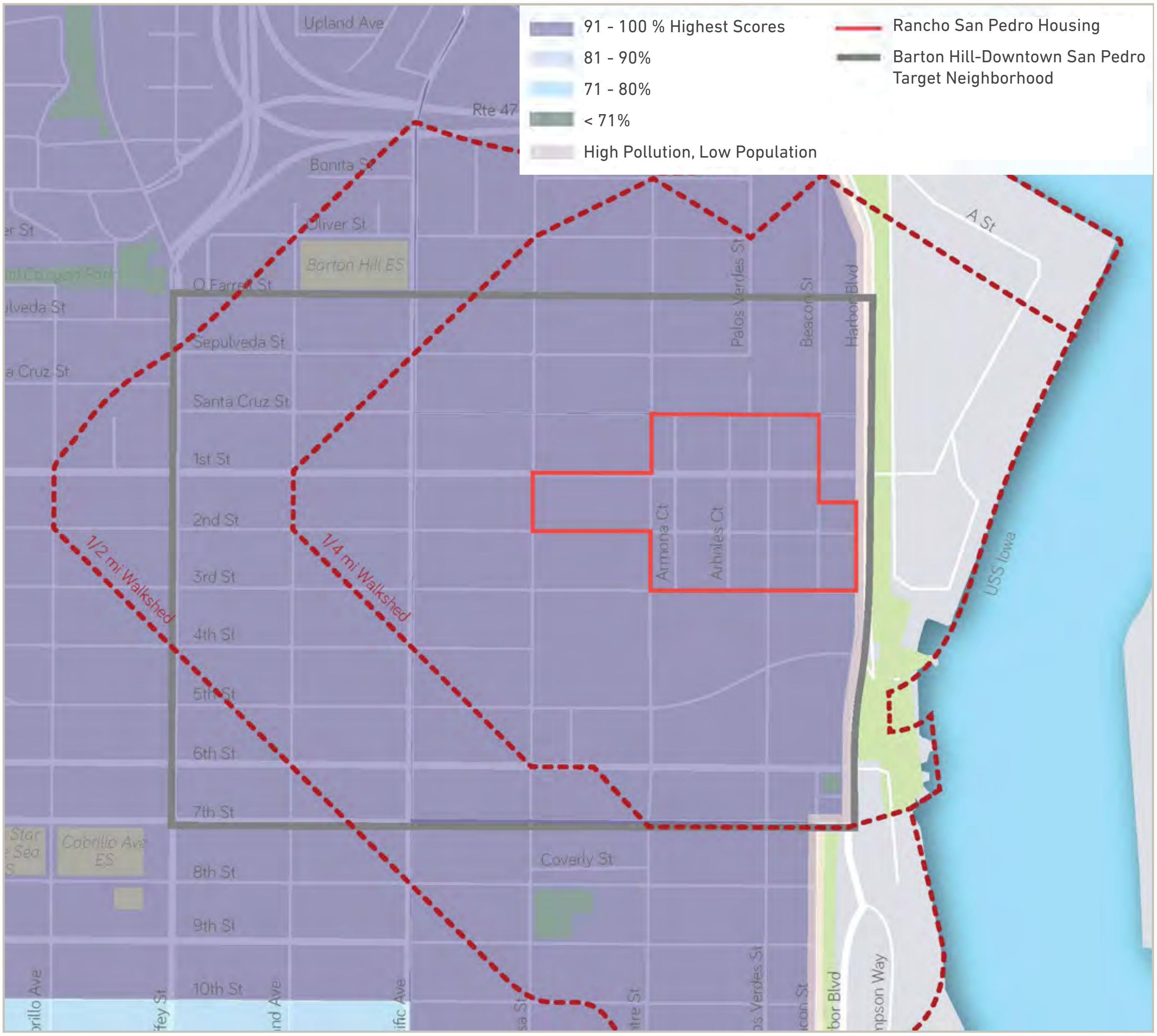
Considerations for how redevelopment of Rancho and the surrounding community can help to mitigate these environmental impacts will be important to elevate the quality of life in the neighborhood.

Table 11. CalEnviroScreen 3.0

Indicator	Tract 2962.10	Tract 2962.20	Tract 2965	Tract 2966
CalEnviroScreen 3.0 Percentile	**95-100%**	**90-95%**	**90-95%**	**90-95%**
Ozone	32	32	32	32
Particulate Matter (PM) 2.5	66	66	66	66
Diesel PM	96	96	96	96
Pesticides	0	0	0	0
Toxic Releases	87	84	85	82
Traffic	53	28	67	68
Drinking Water	15	15	15	15
Cleanups	65	79	64	83
Groundwater Threats	84	75	62	84
Hazardous Waste	90	93	74	84
Impaired Waters	76	91	76	76
Solid Waste	34	9	39	20

Source: CalEnviroScreen 3.0 - https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30

3 Ihab Mikati, Adam F. Benson, Thomas J. Luben, Jason D. Sacks, Jennifer Richmond-Bryant, "Disparities in Distribution of Particulate Matter Emission Sources by Race and Poverty Status", American Journal of Public Health 108, no. 4 (April 1, 2018): pp. 480-485.



CalEnviroScreen 3.0

Civic Engagement

San Pedro is frequently characterized as a community where generations of families continue to live. It is also characterized as a very diverse community with residents hailing from many different heritages and cultural backgrounds. Additionally, due to its unique geographic location and distance from the majority of the City, San Pedrans feel that their community different than the rest of LA - it is quieter, more laid back. For others, especially younger millennials, they think San Pedro is boring with nothing to do. Regardless of how someone came to live in San Pedro, residents develop a strong attachment to the community.

There are three very active Neighborhood Councils in San Pedro - Central, Northwest and Coastal - with monthly meetings. With several Committees, the Neighborhood Councils meet jointly about Planning and Land Use issues in San Pedro. Several churches and faith-based organizations are also very active in the community.

For Rancho residents, while most moved to San Pedro - specifically Barton Hill-Downtown - because it was where they could get a subsidized unit and is what was assigned to them by HACLA, they have also developed a strong attachment to the area. Over 85% felt that it was important for them to live in the community and even more felt that they belonged in the neighborhood. This translated into them actively working to improve their community (see Figure 17). It is interesting to note that while Rancho residents are actively working to improve their community, they are doing it through informal mechanisms versus formal groups such as the Rancho Resident Advisory Council, church group, or Neighborhood Watch.

Strong attachment to the neighborhood is also reflected in the survey result that nearly 50% would prefer to be relocated during the redevelopment of Rancho to another apartment in Barton Hill-Downtown using a Section 8 voucher; and 84% want to return to a redeveloped Rancho. However, Rancho residents did not feel as strongly that they were included in what was happening in the neighborhood. This aligns with comments heard that Rancho residents tended to be isolated from the surrounding community, and work needed to be done to help create bridges between the two.

Like Rancho respondents, Barton Hill-Downtown respondents felt that they were working to improve their neighborhood and that they know their neighbors (see Figure 18). However, while they may know each other, there does not appear to be a deep sense of community, as they were relatively neutral about neighbors getting along, the willingness to help each other out, and commitment to making the neighborhood better.

Residents are committed to their community, but are not well connected to each other.

Figure 17. Community Connection Among Rancho Residents

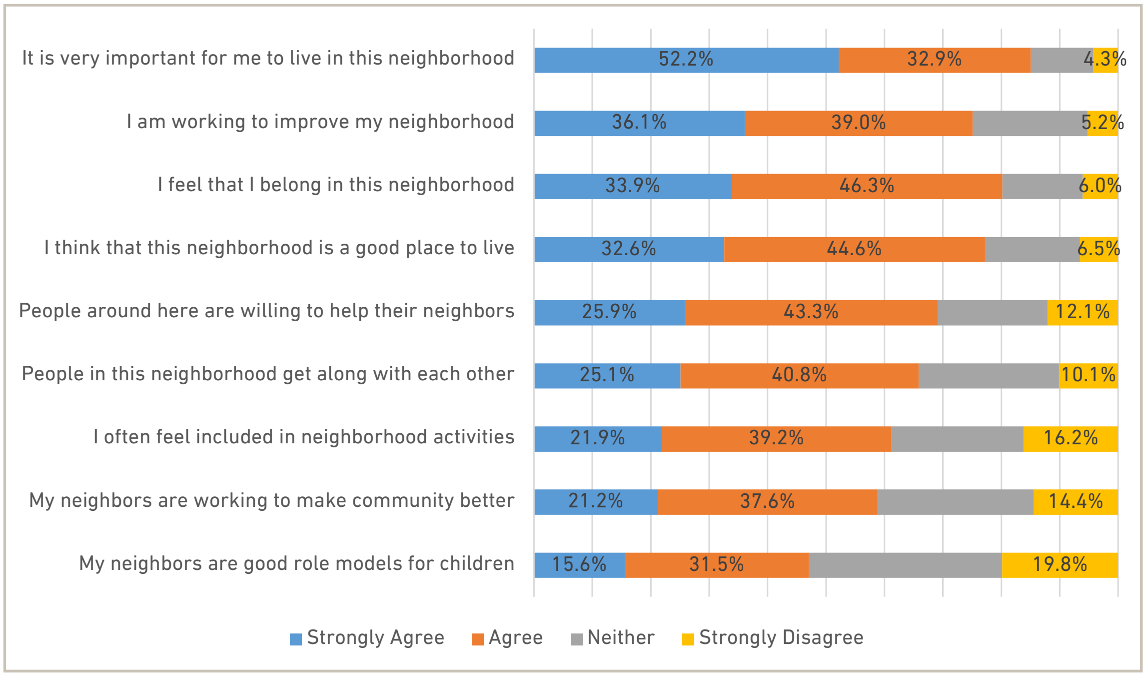
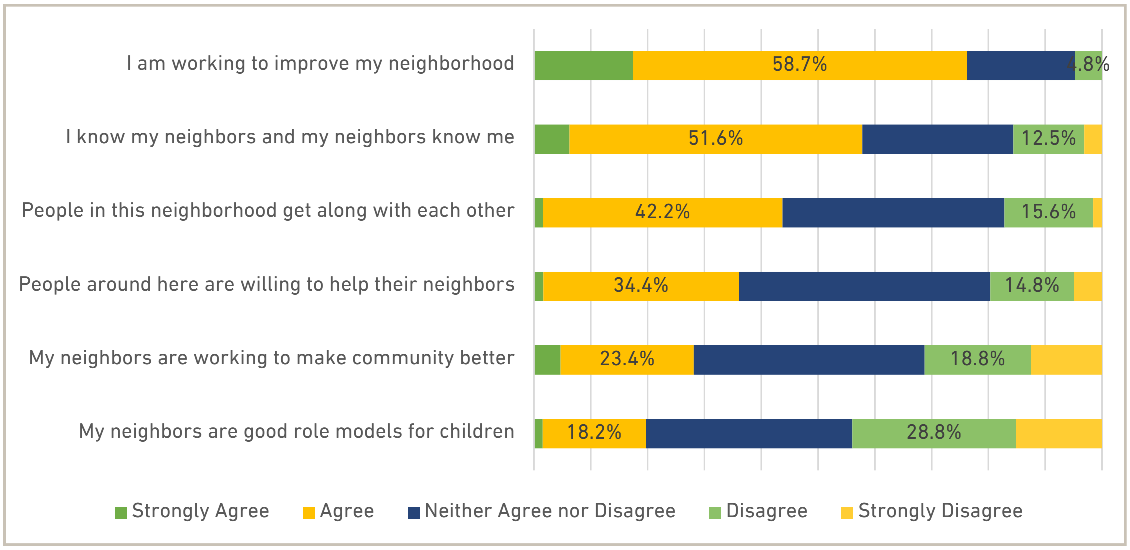


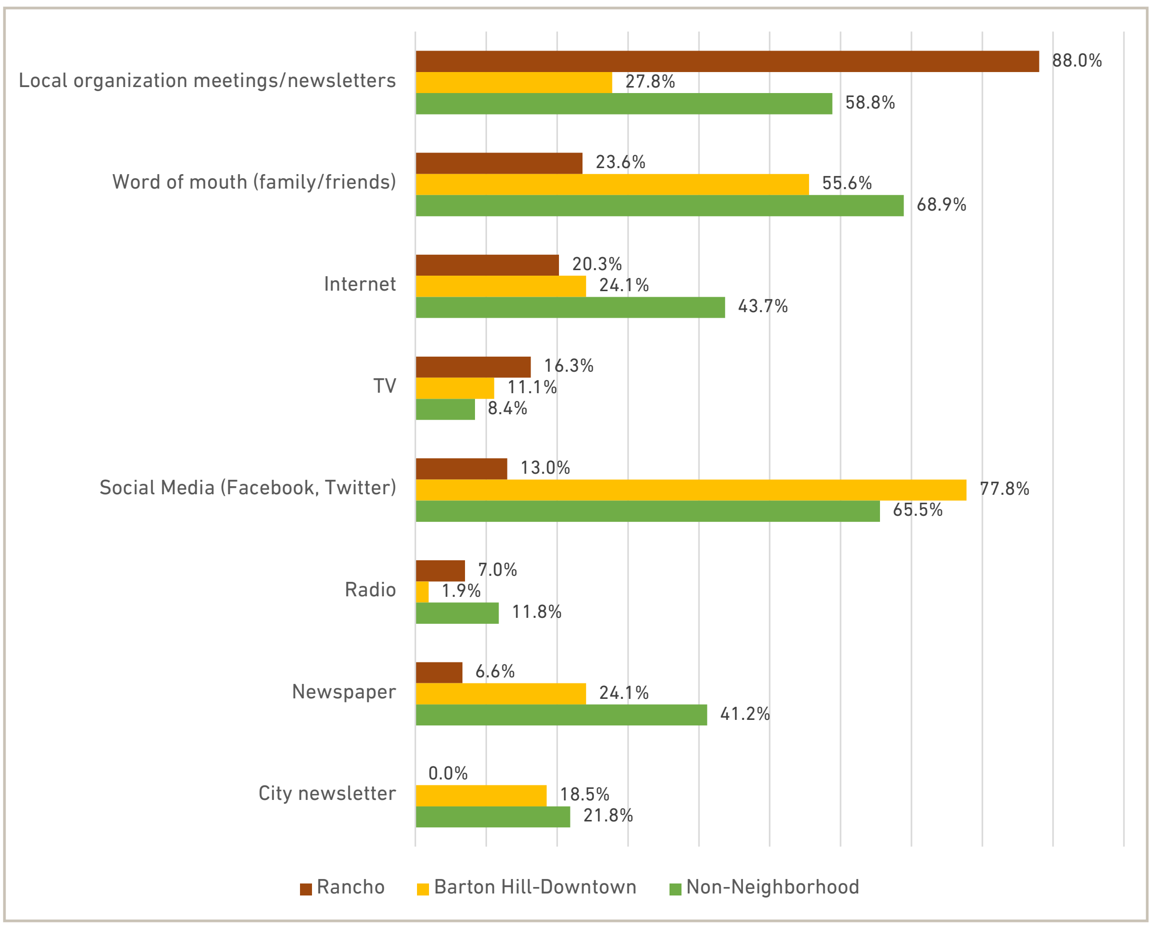
Figure 18. Community Connection Among Barton Hill-Downtown Residents



Because of the high level of commitment to the community and interest about what the future may bring for downtown and Rancho, stakeholders continually stressed the need for frequent and open communication about the planning process for Barton Hill-Downtown and Rancho. Whether helping to quash gossip, stem the spread of false information, address misperceptions or long held assumptions, or build support and trust, more communication and getting out front with sharing information is needed.

How different audiences get their information varies from group to group - for Rancho residents, HACLA meetings and fliers are the main source for information followed a distant second by word of mouth; for Barton-Hill and neighborhood residents, social media and word of mouth are the top two sources of information (see Figure 19). With regard to social media, most of the community organizations maintain Facebook pages (HACLA, Neighborhood Councils, San Pedro PBID, Chamber, Toberman, Harbor Interfaith, San Pedro Today, Random Lengths News, etc.). There are also special interest pages that are geared towards a particular cause (e.g. Saving San Pedro, Crime in San Pedro, Code 3 News San Pedro, etc.).

Figure 19. Sources for Neighborhood Information



Existing Plans

This section provides an overview of existing plans activities that may impact future redevelopment of Rancho and the Barton Hill-Downtown target neighborhood, and should be considered as the planning process for the community proceeds.

The first section describes community planning context, outlining a series of Los Angeles City plans that will impact the future growth and development of the area. These plans recommend a more multi-modal San Pedro, emphasizing specific streets that should be prioritized for people walking, biking, or taking transit.

The second section focuses on the San Pedro waterfront and the increased investment in the area. Over the next decade, the San Pedro waterfront will be home to the new San Pedro Public Market - a regional destination, and AltaSea - a 35 acre marine research and innovation facility.

Together these projects will bring much needed resources to and opportunities for community members, and how the redevelopment of Rancho and investments in the surrounding neighborhood provide for safe, comfortable, accessible, and equitable connections to these new destinations will be important to the overall success of the plan.

Community Planning Context

This page and the corresponding map on page 66 describe the San Pedro community planning context, overlay district, and master plans that govern the area.

San Pedro Community Plan

The City of Los Angeles' San Pedro Community Plan is the overarching planning document that guides the area's growth and development for the next 20 years. It sets goals and policies for the area, encourages sustainable development, and reinforces community character. The Plan includes guidance for land use, mobility, urban design, and community services. Discussion of the Community Plan continues on pages 12-13.

Community Plan Implementation Overlay District

The Community Plan Implementation Overlay District (CPIO) provides use and design standards to preserve and enhance San Pedro's commercial, industrial, and multi-family residential areas. The CPIO contains thirteen subareas within San Pedro's core, and proposes design standards to shape new development and improvements to existing properties. The CPIO acts as a specialized zoning tool designed to carry out the goals and objectives of the Community Plan. It is used to help manage growth and conserve character in residential, commercial, industrial, and transit-oriented neighborhoods in specific areas of the Community Plan zone.

San Pedro Specific Plan

This is the implementing ordinance of the Local Coastal Program for the portion of San Pedro that falls within the Coastal Zone. It was adopted to protect and preserve the scenic and recreational qualities of the coast and to promote San Pedro's maritime heritage.

Vinegar Hill Historic Preservation Overlay Zone (HPOZ)

The Vinegar Hill HPOZ covers an area of San Pedro to the south of Rancho San Pedro. The main goal of this zone is to preserve the historic character of the community and streetscape.

Los Angeles Community Redevelopment Areas

Two Community Redevelopment Areas lie within San Pedro that aim to attract private investment to promote job growth and maintain affordable housing stock in economically distressed regions. Although the Community Redevelopment Agency was eliminated by the California State Legislature in 2012, the Redevelopment Project Area plans are retained until they expire.

Gaffey Street Conceptual Plan

This Plan proposes streetscape improvements that promote pedestrian and bicycle safety, access to transit, and small local businesses.

Port of Los Angeles (POLA) Master Plan

The POLA Master Plan establishes policies and guidelines to direct the future development of the Port. This updated Plan is designed to better promote and safely accommodate foreign and domestic water-related commerce, navigation, and fisheries. The Plan also provides for public recreation facilities and visitor serving areas to facilitate public access to the waterfront and better integrate the Port with the surrounding community San Pedro community.

California Coastal Commission

The California Coastal Commission works in partnership with San Pedro to regulate land and water use in the California Coastal Zone. This zone is protected under the Coastal Act of 1976, which aims to preserve and enhance the valuable assets of the marine ecosystem.

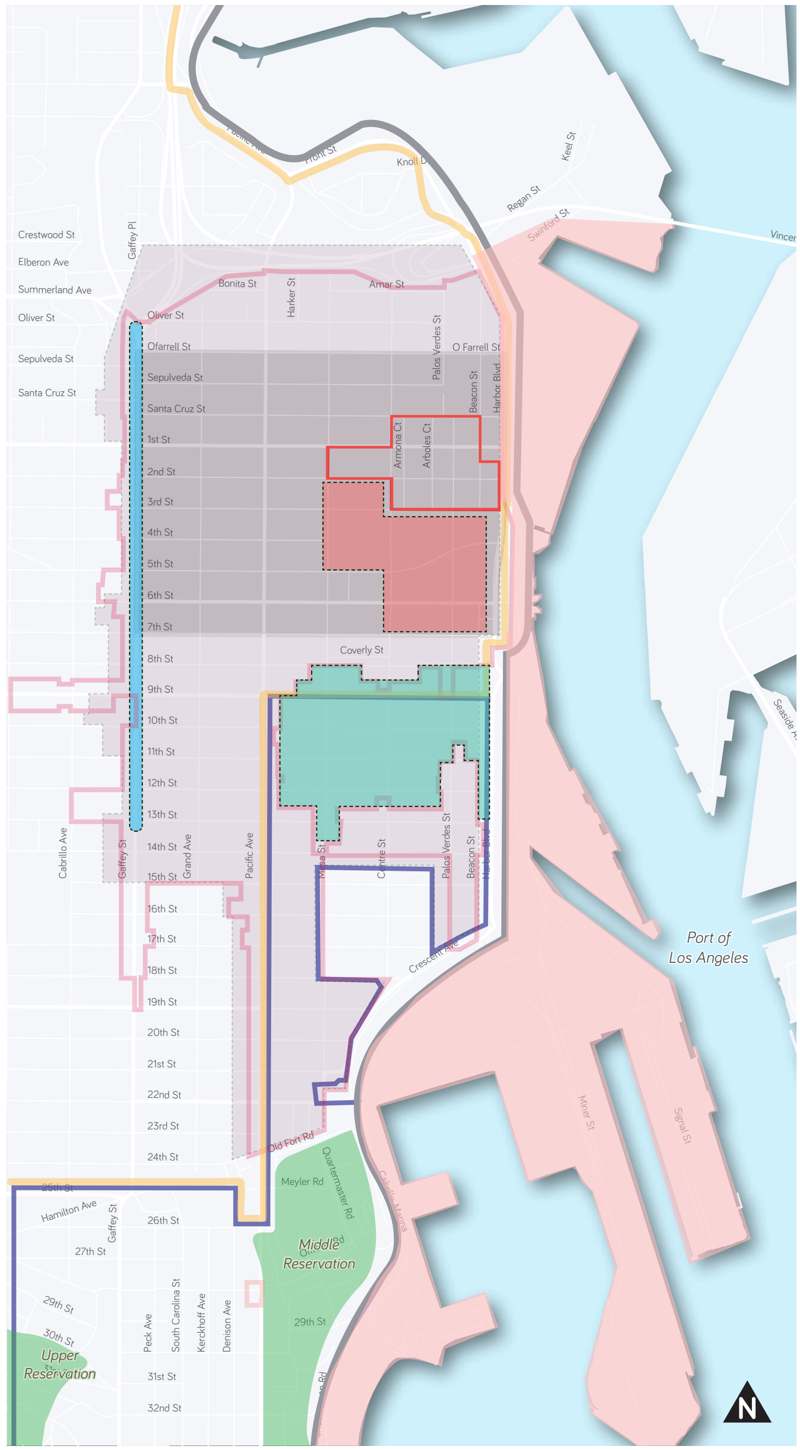
Fort MacArthur (USAF)

Fort MacArthur contains United States Air Force facilities including White Point, the Middle Reservation, and the Upper Reservation. The Middle Reservation is the only active military base, whereas the other areas have been converted to recreation, school, and other public interest uses.

KEY CONSIDERATIONS

- The San Pedro Community Plan, accompanying CPIO District, Gaffey St Conceptual Plan, and POLA Master Plan offer design guidelines that should be considered when developing the Neighborhood Plan.
- The San Pedro Community Plan and the Gaffey St Conceptual Plan offer guidance on active transportation infrastructure.
- The POLA Master Plan, the San Pedro Specific Plan, the California Coastal Commission and the Fort MacArthur Plan should be considered when considering access and circulation from Rancho to the waterfront and recreational areas.
- The plans for the Los Angeles Community Redevelopment Areas and the Gaffey St Conceptual plan should be considered when making decisions about economic development in Barton Hill-Downtown.

Map of Existing Plans and Overlay Districts



Legend

Rancho San Pedro Housing

Barton Hill-Downtown San Pedro Target Neighborhood

San Pedro Plans and Districts

San Pedro Community Plan

San Pedro Specific Plan

San Pedro CPIO

Other Relevant Plans and Zones

Beacon Street Redevelopment Project Area

Vinegar Hill HPOZ

Pacific Corridor Redevelopment Area

Port of Los Angeles Master Plan Area

Fort MacArthur Reservation

San Pedro Community Plan: Priority Streets & Bicycle Facilities

This page and the corresponding map describe the San Pedro Community Plan's street types and the Los Angeles Mobility Plan 2035 proposed bike facilities, and how these designations shape improvements on streets throughout the target neighborhood.

Priority Streets

The San Pedro Community Plan classifies streets by travel mode and uses the Los Angeles Mobility Plan 2035 as a guiding document. Priority Streets are classified as pedestrian, bicycle, public transit, motorized vehicle, or goods movement priority streets.

Proposed Bicycle Facilities

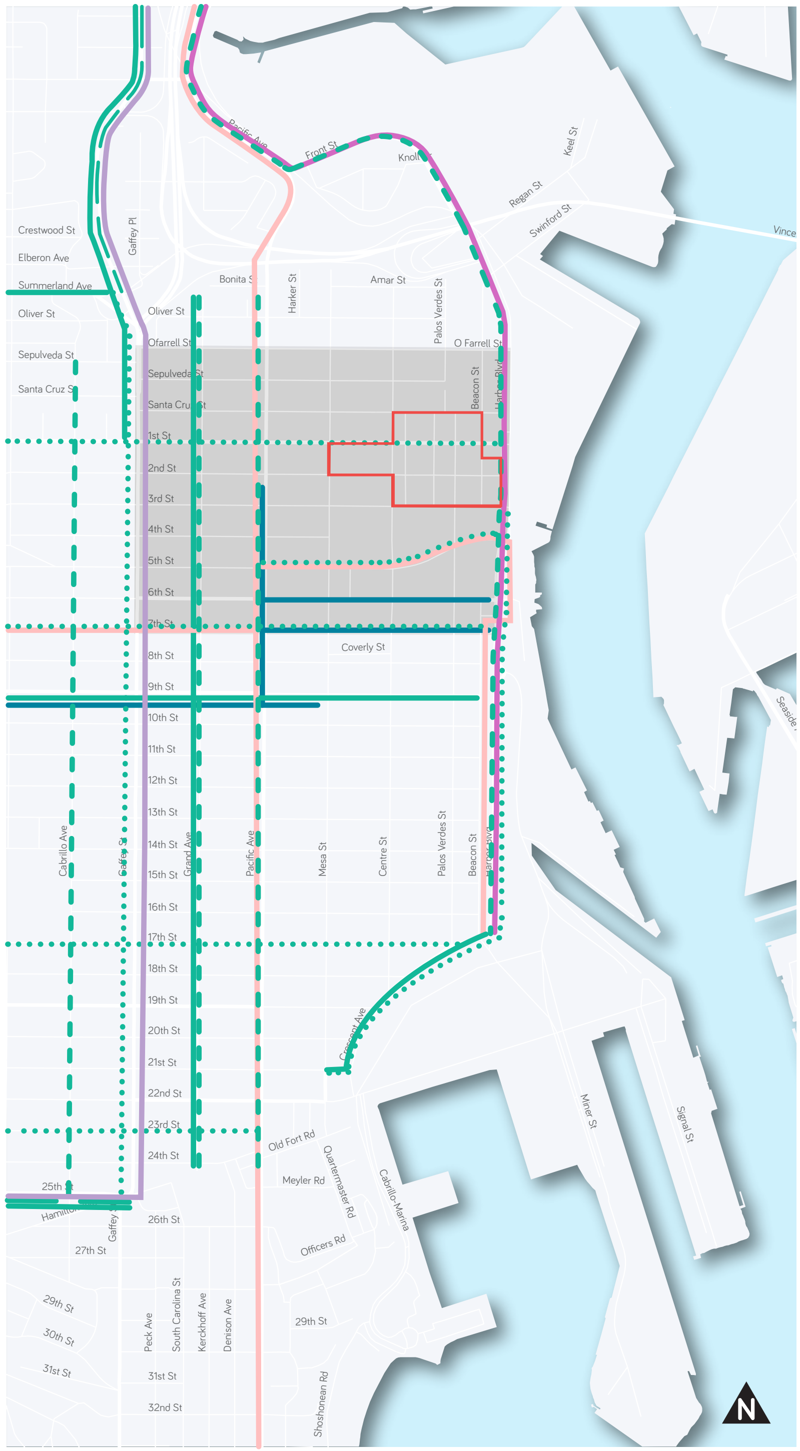
There are several bicycle facilities proposed within the Barton Hill-Downtown San Pedro Neighborhood as well as a proposed Neighborhood Street that runs through the Rancho San Pedro Housing site on 1st St.

Neighborhood Streets are identified in the Los Angeles Mobility Plan 2035 as part of the Neighborhood Enhanced Network. Neighborhood Streets are intended to provide a calm and safe environment for those walking and biking.

KEY CONSIDERATIONS

- The San Pedro Community Plan does not classify any Priority Streets within Rancho's boundaries.
- Pacific Avenue and 5th Street are designated as Transit Priority Streets, and parts of Pacific Avenue, 6th Street, and 7th Street are designated as Pedestrian Priority Streets. These streets need to be designed to best accommodate these modes.
- Harbor Boulevard is designated as a Goods Movement Corridor. Safe crossings for pedestrians and cyclists are important across Harbor Boulevard.
- 1st Street is identified as a Neighborhood Street and runs east/west through Rancho. 1st Street should be designed to accommodate a bicycle facility.
- Bike lanes are recommended along Grand Avenue and Pacific Avenue. These streets will need to be carefully designed to accommodate bicyclists safely, while balancing the needs of other modes.

Map of San Pedro Community Plan: Priority Streets & Bicycle Facilities



Legend

- Rancho San Pedro Housing
- Barton Hill-Downtown San Pedro Target Neighborhood

San Pedro Community Plan Priority Streets

- Pedestrian
- Bicycling
- Transit
- Motorized Vehicles
- Goods Movement

Los Angeles Mobility Plan 2035 Proposed Bike Facilities

- Bicycle Path
- Protected Bicycle Lane
- Bicycle Lane
- Neighborhood Street

San Pedro Waterfront

The San Pedro Waterfront encompasses the area east of Harbor Boulevard to the water's edge. Specific projects within or near this area are shown on the adjacent map, and a select number of projects that have direct implications for the neighborhood around Rancho are described below.

Harbor Blvd Parkway (completed)

The Harbor Boulevard Parkway is a recently completed pedestrian promenade that runs from Swinford Street to 5th Street. Major attractions along the parkway include the USS Iowa Battleship and the Fire Boat Station. The Harbor Boulevard Parkway is immediately adjacent to Rancho and provides a pleasant north/south route for pedestrians and bicyclists. Key elements along the parkway include a bike lane, pedestrian walkway, pocket parks, lighting, landscaping, signage, and public art. The parkway also includes an interactive water feature.

San Pedro Public Market (under construction)

The San Pedro Public Market refers to the future redevelopment of the Ports O' Call Village. The new Public Market will include 16 acres of restaurants, shopping, fresh markets, office space, the Market Walk Promenade, public open space, and an outdoor concert venue. The Battleship Iowa Museum will also be relocated to the front of the Market.

Market Walk Promenade (under construction)

The Market Walk Promenade will be a three-quarter mile esplanade that starts at the Town Square on 6th Street and runs along the waterfront to the southern edge of the San Pedro Public Market. Amenities include public seating, landscaping, signage, trash cans, and lighting.

22nd Street Park (completed)

22nd Street Park is an 18 acre park that includes walking and biking trails, 4 acres of public green space, shade trees, native plant habitat, and other amenities.

CRAFTED (completed)

CRAFTED is located at Warehouse No. 10 at the Port of Los Angeles. CRAFTED sells handmade items by local artists and crafters, such as fine art, jewelry, furniture, and leather goods. CRAFTED is a destination and amenity with opportunities for recreation and employment.

AltaSea (proposed)

AltaSea is developing City Dock No. One into a 35-acre urban marine research and innovation center.

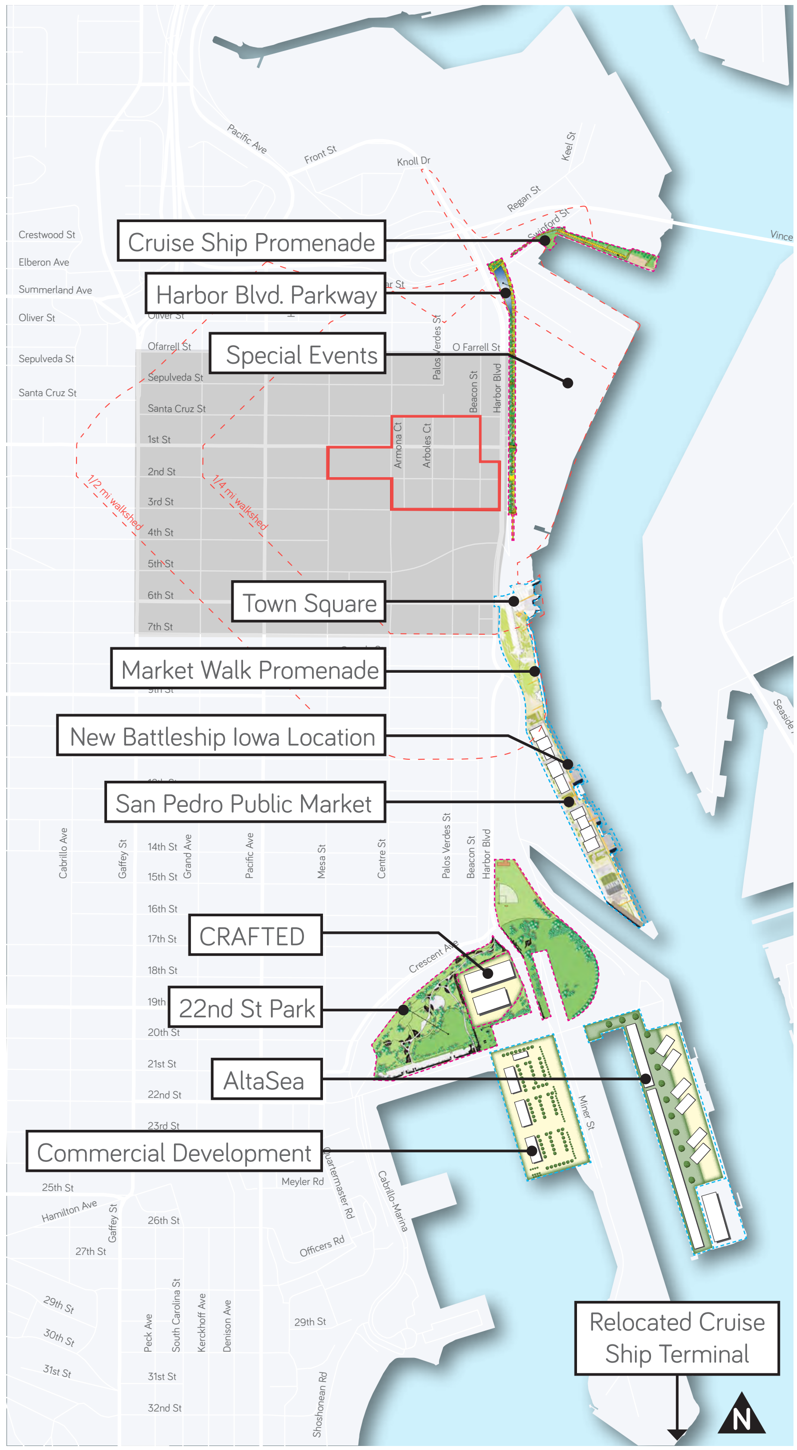
Cruise Ship Terminal Relocation (proposed)

The World Cruise Center cruise ship terminal is being relocated near the breakwater entrance to allow for larger, modern ships.

KEY CONSIDERATIONS

- Waterfront amenities directly adjacent to Rancho will be relocated, creating an opportunity to expand and enrich waterfront amenities and access to serve the local neighborhood.
- Maintaining access and connections to public amenities and new private developments will be important for the neighborhood. Pedestrian and bicycle infrastructure can connect residents to recreational and educational assets, employment opportunities, and healthy food options.
- A cohesive design language, facilitated by streetscape elements and material choices, can create an identity for the district that links new waterfront development with the neighborhood. View corridors from the west side of Harbor Boulevard to the parkway, and across to the water should be considered.

Map of San Pedro Waterfront Investments



Legend

- Rancho San Pedro Housing
- Barton Hill-Downtown San Pedro Target Neighborhood
- Recently Completed
- Future/In Development*

* Site Plans are included for illustrative purposes only

Barton Hill - Downtown San Pedro Choice Neighborhoods

Data Book Appendices

One San Pedro

FINAL
OCTOBER 31, 2019

Appendix A:

Rancho San Pedro Resident Survey Summary

Rancho San Pedro Resident Survey Summary

As part of the Choice Neighborhoods (CN) Planning Grant for Barton Hill-Downtown San Pedro target neighborhood including the Rancho San Pedro (Rancho) public housing site, the Housing Authority of the City of Los Angeles (HACLA) developed and conducted a survey of the heads of household currently living at Rancho. The Rancho Community Coaches plus Planning Liaisons hired to support the CN Planning effort conducted the survey between August and October 2018. Surveys were conducted in English and Spanish; of the 319 surveys completed, 116 were conducted in English and 203 in Spanish. Survey topics included satisfaction with amenities; safety and social issues; employment and income; children and education; and physical and mental health. The full survey instrument plus responses are provided at the end of this document.

The response rate for the survey effort was 68%, or 319 out of 466 Rancho San Pedro households.

Respondent Information

To assess whether there were certain households that may be less represented in the survey results, an analysis comparing the household characteristics of the survey respondents to all households living at Rancho was conducted.

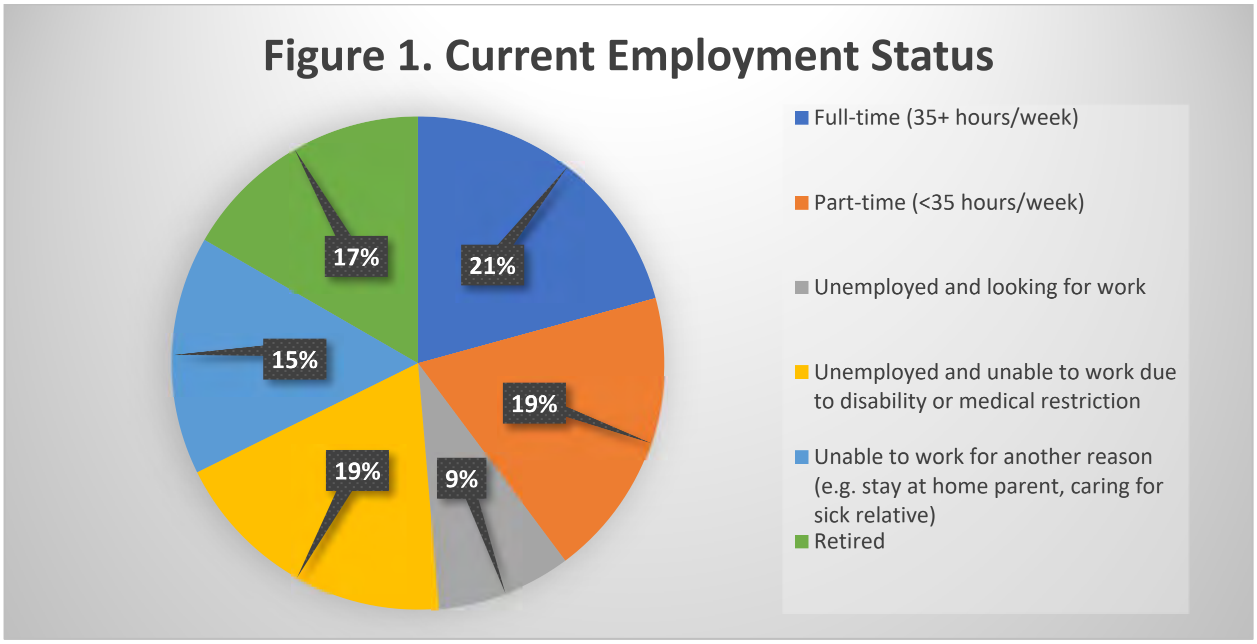
As illustrated in Table 1 below, surveyed households tended to be slightly larger and not have children than the demographic profile of all Rancho households provided by HACLA.

Table 1. Demographic Characteristics of Survey Respondents versus All Rancho Residents

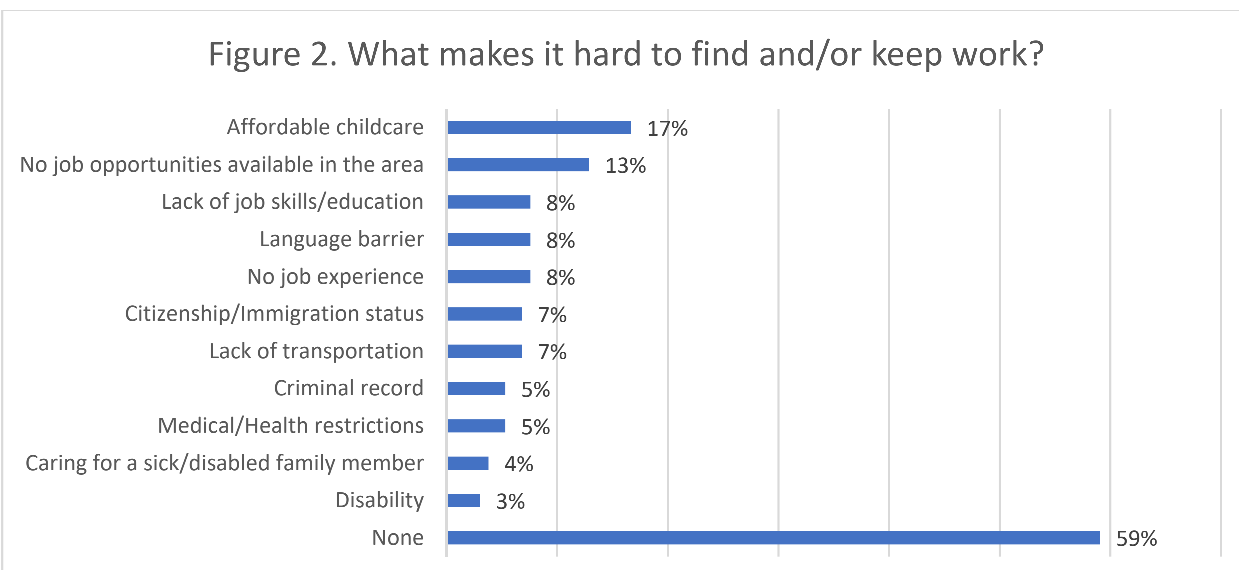
	Survey Respondents	All Rancho Households
Total Households	319	466
Persons in Household		
1-person	19%	21%
2 persons	26%	26%
3-persons	20%	20%
4-persons	14%	15%
5-persons	9%	7%
6-persons	7%	7%
7 or more persons	5%	4%
% Households with Children	46%	55%
% with ages 0-5	25%	22%
% with school age (K-12)	39%	49%

Employment

According to resident survey data, over half of respondents (51%) are not in the workforce (i.e. those not looking for work, unable to work, or retired). Among those who are in the workforce, the unemployment rate is 18%.



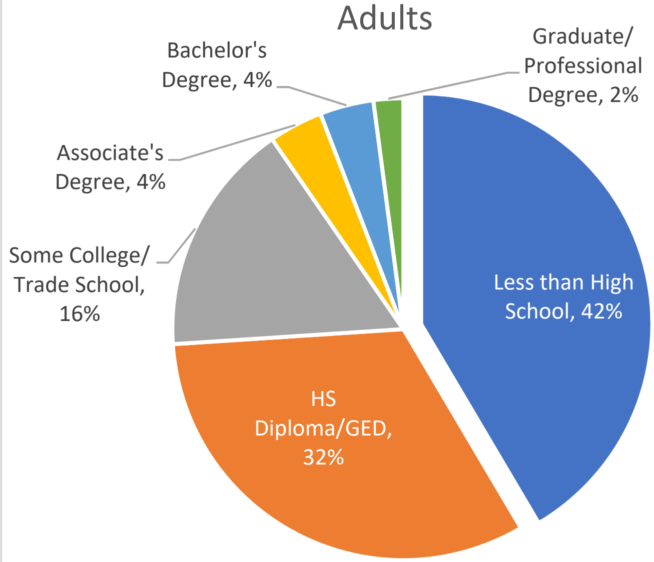
Among those looking for work and those currently working, the most commonly reported challenges to finding and keeping work include: affordable childcare (17%); no job opportunities in the area (13%); lack of job skills/education, language barrier or no job experience (8% each); and citizenship/immigration status or lack of transportation (7% each). Among households with children 5 and under, over one-quarter (28%) cited affordable child care as a challenge to finding work and/or keeping a job.



Adult Education and Skills

Limited educational attainment and lack of professional training and skills are barriers to employment for public housing residents. Over 40% of the adults in the households surveyed reported not having a high school diploma. Additionally, among the top five non-health "immediate needs" identified by respondents, four involved services to improve job skills and credentials: Computer literacy class (32%); English as a Second Language (27%); GED/Adult High School diploma/Tutoring (26%); and Adult Education (23%).

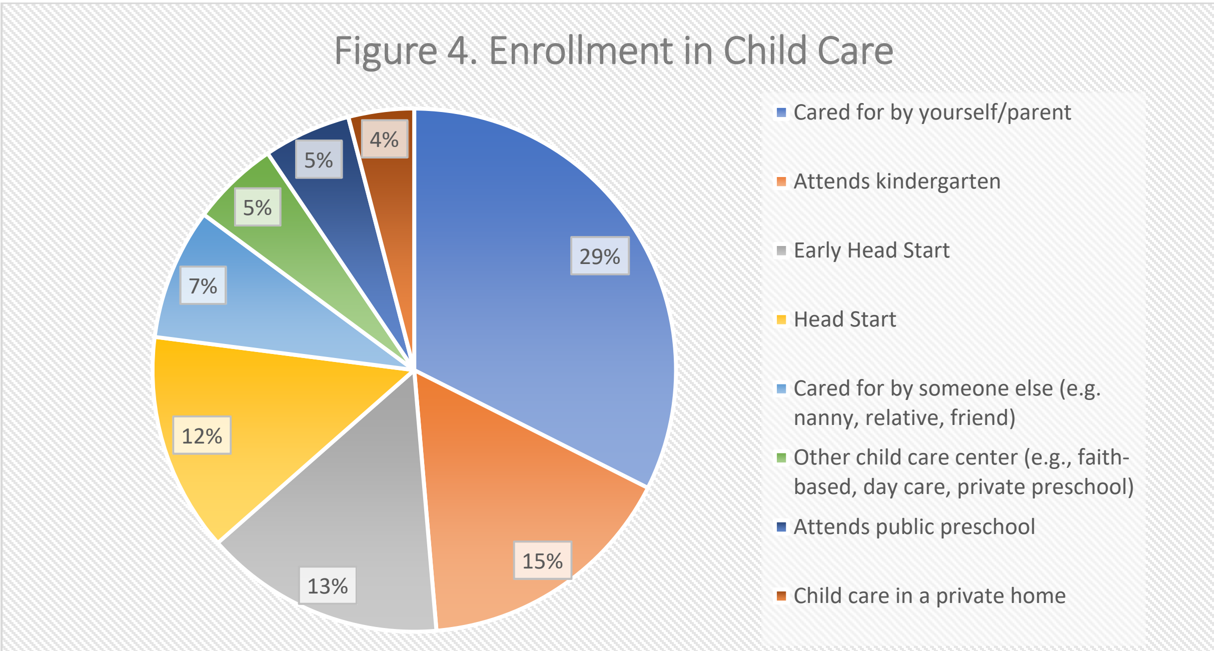
Figure 3. Educational Attainment Among Adults



About one-quarter (26%) of respondents reported not having access to the internet; and 42% reported accessing the internet via their own smart phone.

Children's Education

A quarter of respondent households have children ages five and under. Half of the children 5 and under are enrolled in an early childhood program (including Head Start/Early Head Start, child care center, preschool, and kindergarten), which is lower than the HUD goal of having at least 65% of children ages 0-5 enrolled in an early education program.



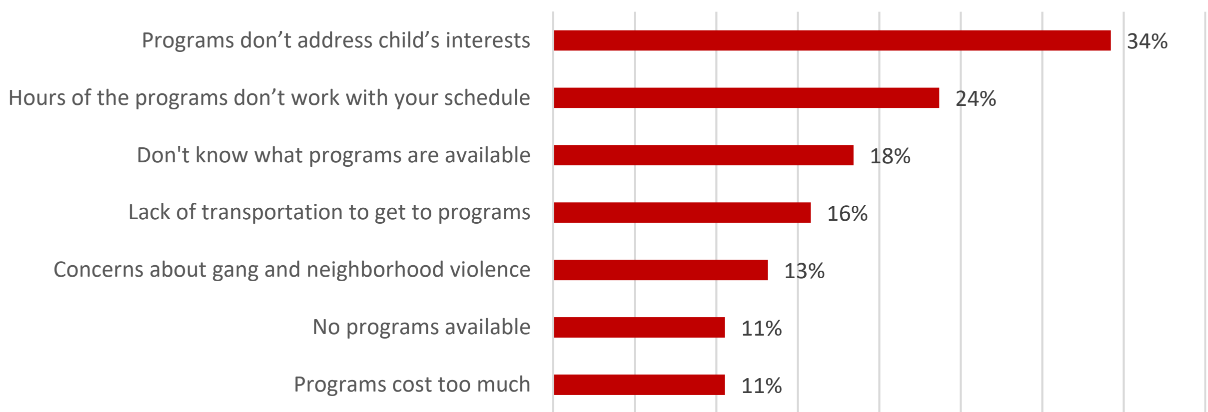
Nearly (39%) of household responding to the survey have school-aged children (6-18). Based on respondent data reporting where children attend school, 73% attend the neighborhood Los Angeles Unified School District's (LAUSD) elementary, middle or high school – 42% Barton Hill Elementary; 19% Dana Middle; and 11% San Pedro High. The remaining students attending either another LAUSD, charter or private school.

Regardless of school attended, the majority of parents positively rated (excellent or good) the quality of education their child/ren were receiving – 70% of elementary schools; 72% of middle school; and 80% of high school parents. One-third of parents (33%) regularly participated in school engagement opportunities. To increase school involvement, respondents cited child care (32%), more convenient meeting/event times (29%), and bilingual support (21%).

Over one-third (37%) of parent respondents reported that their children have special needs; of these children with special needs, 28% are not receiving services to support that need.

Households with school-age children indicated that 54% are participating in an organized after school program, with two-thirds going to the Port of LA Boys and Girls Club. The most common reasons cited for non-participation are programs do not address their child's interest (34%), program hours (24%), and lack of awareness of programs available (18%).

Figure 5. Reasons for Children Not Participating in Out of School Activities

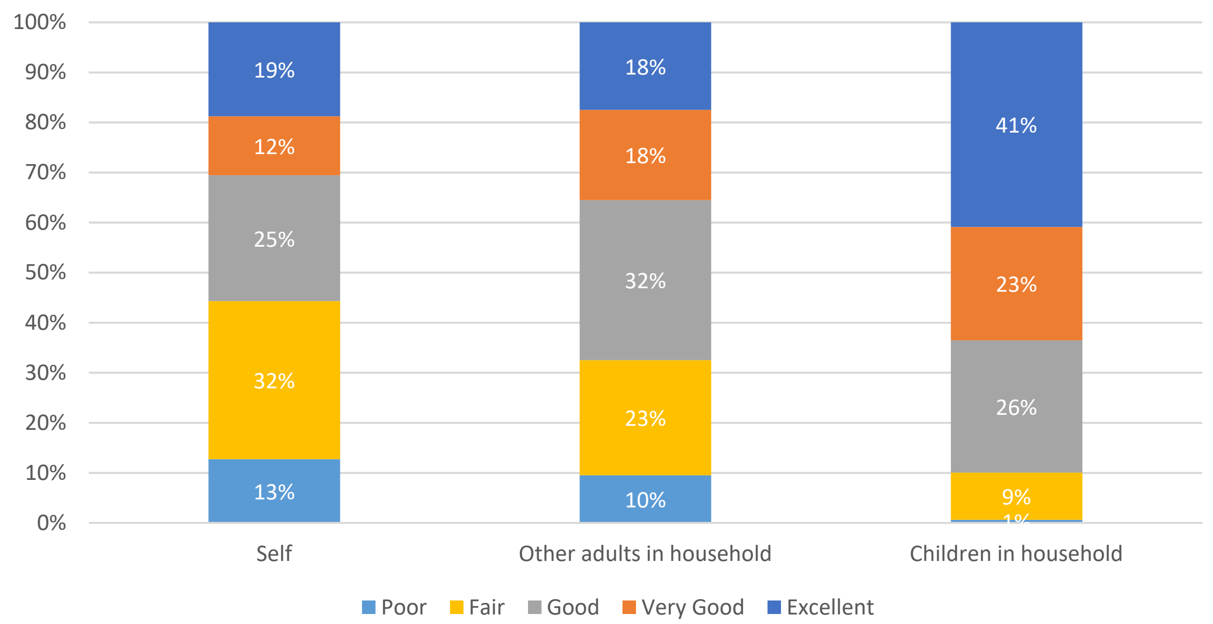


Future youth programs of interest included tutoring (37%), arts/performing arts/music (32%), college preparation (29%) and summer programs (29%).

Health

Self-reported health among survey respondents is mixed, with less than half reporting excellent or very good health. Parents reported that their children's health is better, but still one in ten children are in fair or poor.

Figure 6. Self-Reported Health

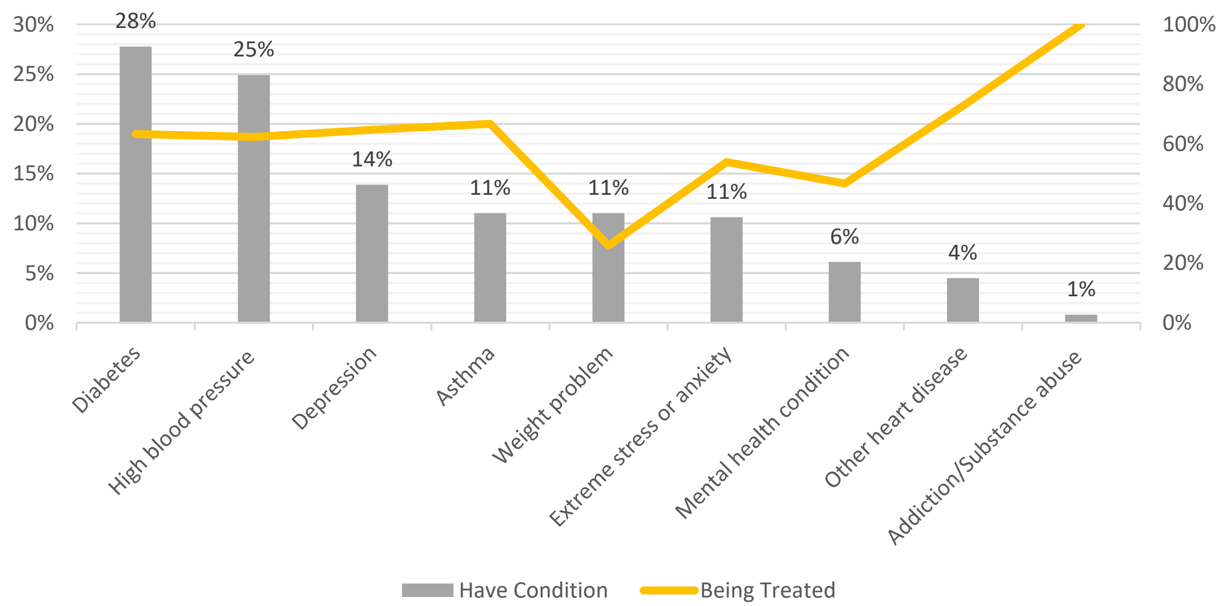


Less than one in ten (9%) respondents do not have health insurance, and respondents with children reported high coverage (94%) among children. Regardless of coverage status, most respondents do regularly seek medical care. Of respondents, 92% reported receiving yearly medical checkups, 9% of whom reported no insurance coverage. When sick or in need of health advice, slightly less than half (46%) reported going to a primary care doctor, and 30% utilize Harbor Community Clinic. Only 8% go to an emergency room. Overall, respondents positively rated the health care services they receive, with 35% giving an excellent rating and 48% a good rating.

The most frequently cited challenges to accessing quality affordable health care were cost (15%), eligibility (14%), long waiting room times (13%), and lack of transportation (11%).

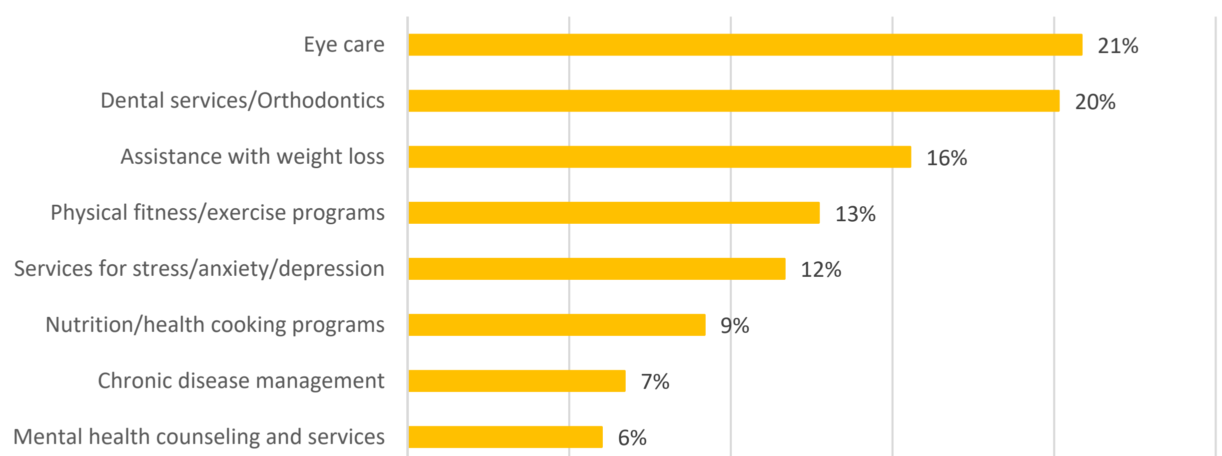
Respondents reported a high incidence of chronic health conditions; the most common ones being diabetes (28%) and high blood pressure (25%). For most chronic health conditions, about two-thirds are being treated for that condition, although lower rates of treatment are seen for weight and mental health conditions. For children, the most common health condition is asthma (8%), of which most (95%) are being treated for it.

Figure 7. Incidence and Treatment of Chronic Health Conditions



Respondents indicated a variety of unmet health care needs, most commonly: eye care, dental services, weight loss, physical fitness and exercise programs, and stress reduction (Figure 8).

Figure 8. Top 8 Unmet Health Care Needs



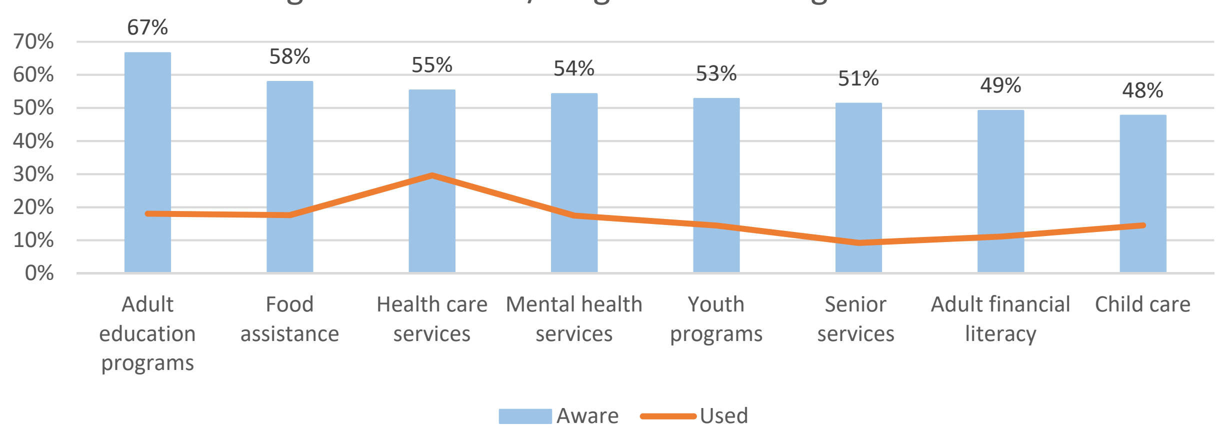
Survey data support the need for programming and services that support healthy living and physical fitness programs. In a typical week, only one-third of respondents exercise for at least 30 minutes five or more days a week; 14% never do. Children are more active, but 7% also never exercise. Reasons for not being more physically active include having health conditions or being too tired (19% each), and not having the time (18%). Breaking the cycle of not exercising which only exacerbates health conditions and being tired will be important to improve the overall health of residents.

Only 20% of respondents and their children eat the recommended 5 or more servings of fruits and/or vegetables daily. The majority of respondents (55%) do not have a specific reason for not eating fruits and vegetables, which indicates a need for education about why it is important and how they contribute to one's well-being and health. Cost (26%) and quality of locally available produce (16%) are next two top reasons, which points to a need to improve access to affordable and quality fruits and vegetables for residents. Nearly half of the respondents (47%) do most of their grocery shopping at the Numero Uno Market located in the neighborhood.

Services

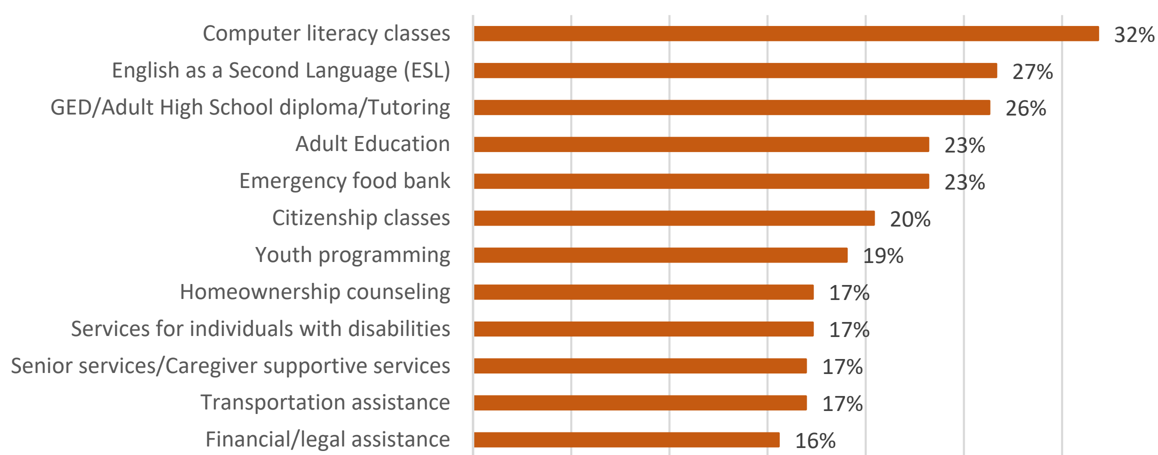
Knowledge of different services and programs available in the community varies from a high of 67% for adult education programs to a low of 41% for small business training and assistance. Among the services and programs that respondents are aware of, health care had the highest utilization (30%). Utilization of the remaining services/programs ranged from 9% to 18%. Satisfaction among respondents who used specific services and programs was generally favorable (80-100%), with the lowest satisfaction rating given for senior services (46%).

Figure 11. Service/Program Knowledge and Use

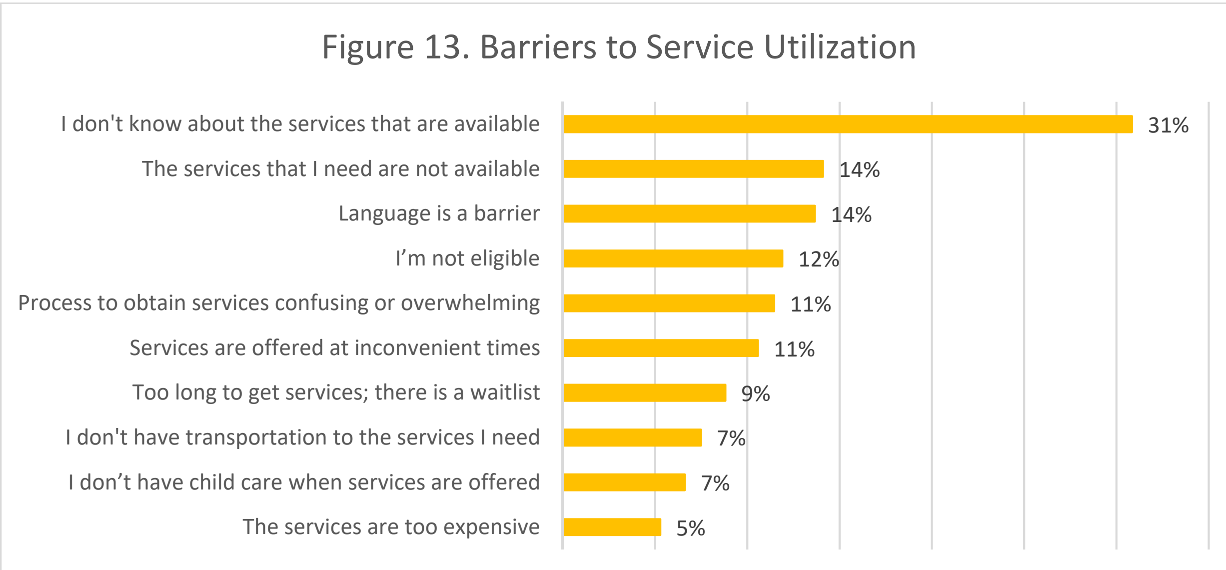


As noted previously, four of the top five non-health services needed immediately can be linked to increasing respondents' employment prospects. Nearly a third of respondents (32%) reported not needing any services at all.

Figure 12. Services with an Immediate Need



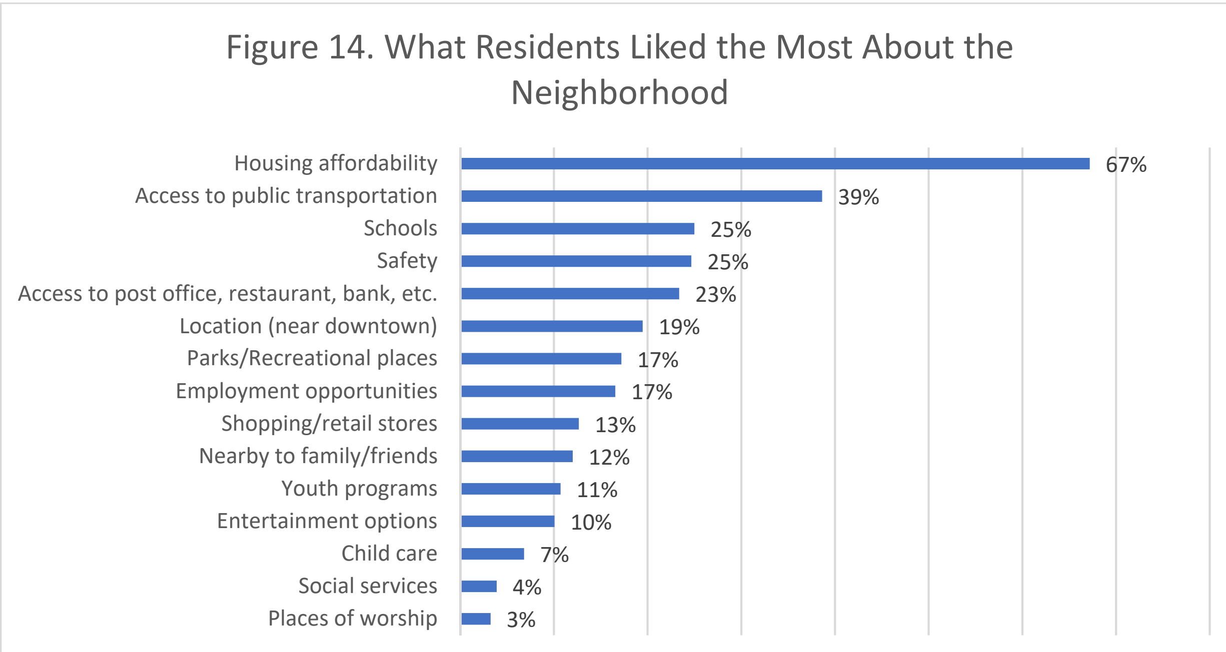
According to survey data, the top barriers to using the services available is a lack of knowledge about the services available (31%). Other common reasons include the services needed are not available and language barriers (14% each), followed by ineligibility for services and difficulty navigating the process to obtain needed services (12% each).



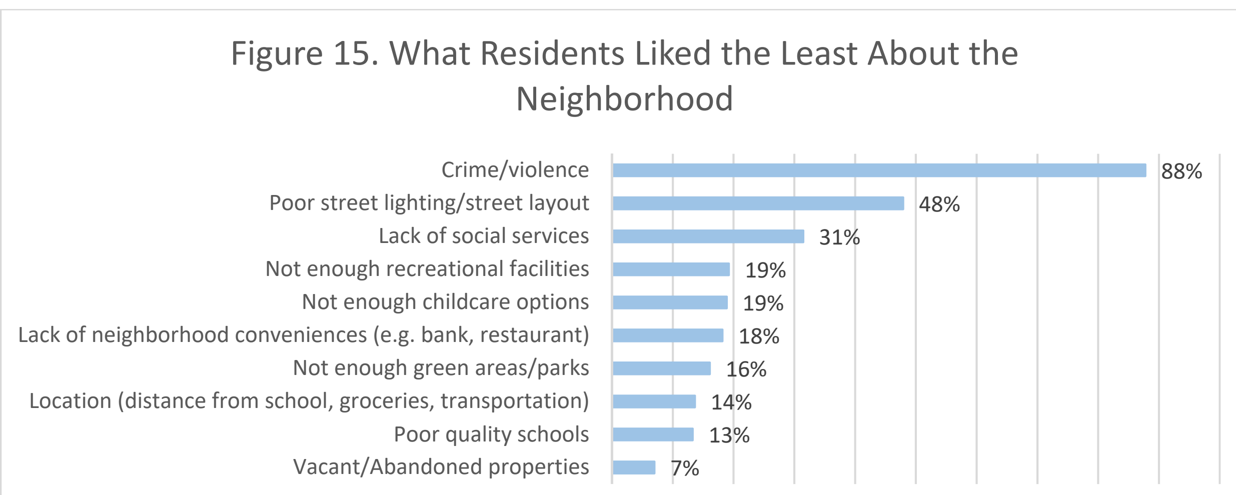
Neighborhood

Community Assets and Challenges

Respondents provided valuable input on the amenities and needs of the neighborhood. The affordability of housing (67%) was what respondents liked the most about the neighborhood. Good access to public transportation came next (39%) followed by schools and safety (25%).



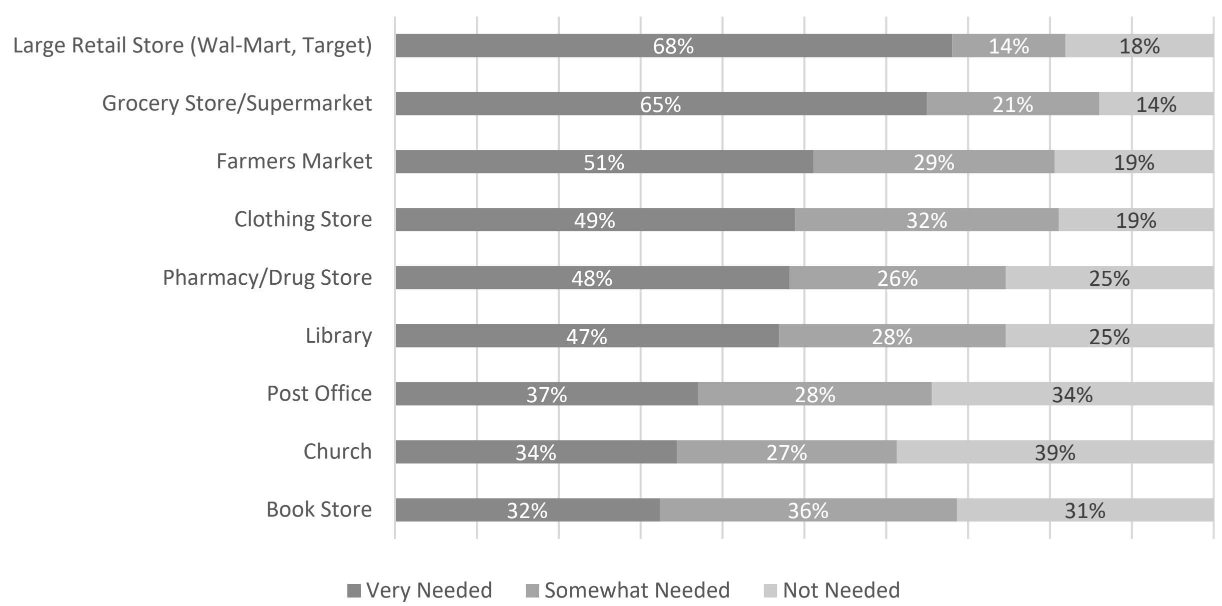
What residents liked the least about the neighborhood were the crime/violence (88%) followed by poor street lighting/street layout (48%) and lack of social services (31%).



Community Amenities

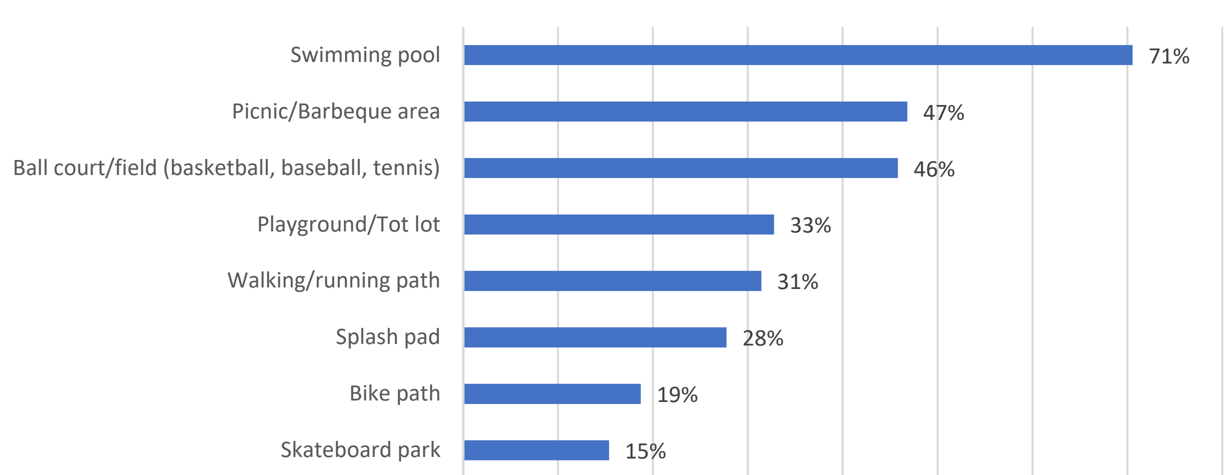
Respondents were asked to indicate what businesses and amenities are needed in the neighborhood as well as what features they would like to have in a park if one was built. A grocery store and a large retail store like Wal-Mart or Target topped the respondents' wish list of businesses.

Figure 16. Businesses/Amenities Needed in the Neighborhood

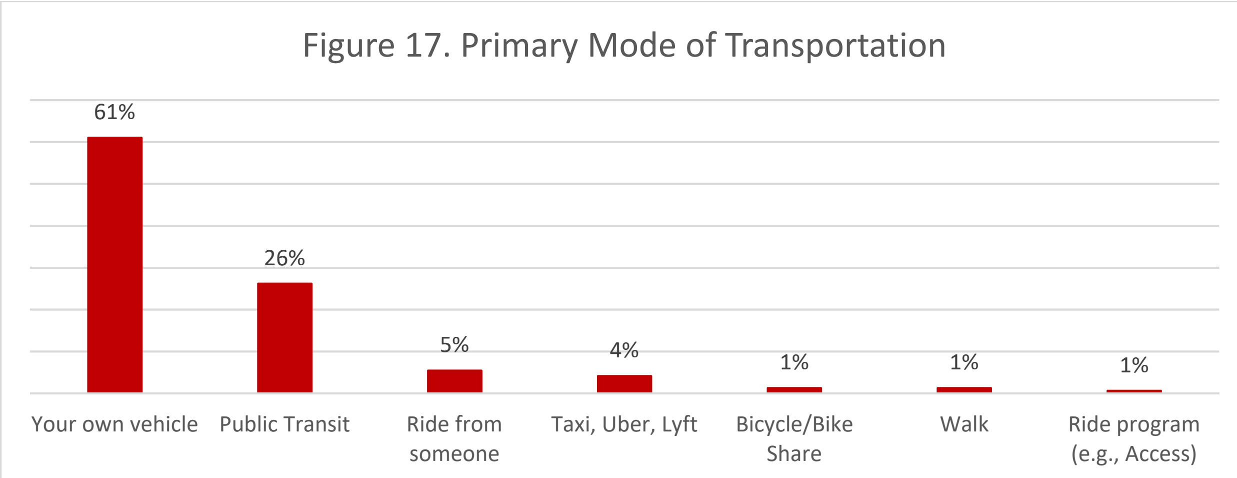


For park amenities, a swimming pool topped the list (71%) followed by picnic/barbeque areas (47%) and ball courts and fields (46%).

Figure 17. Desired Park Features



While nearly two-thirds of respondents own a car (61%), over one-quarter (26%) utilize public transit as their primary mode of transportation.



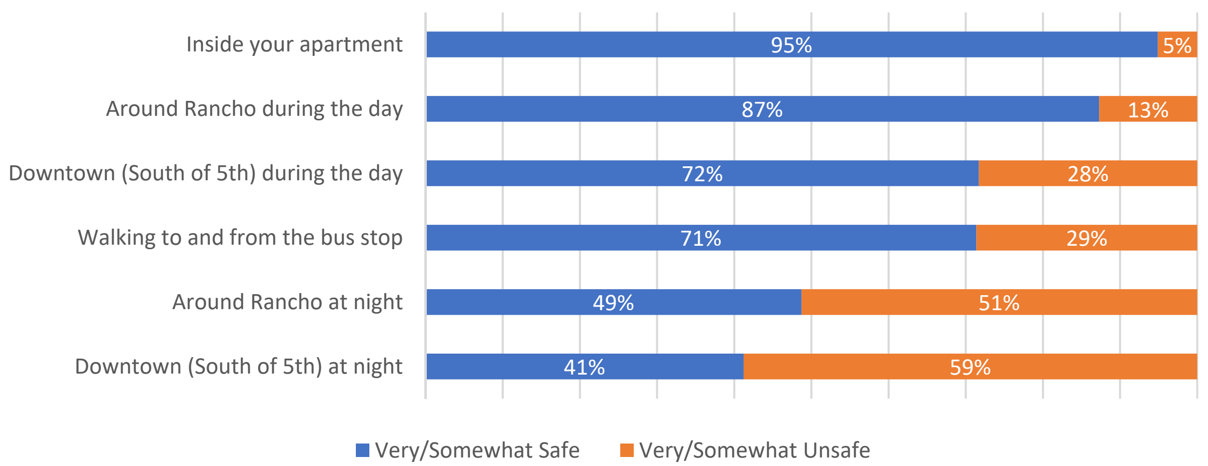
The high rate of car ownership translates to fewer respondents indicating that transportation is a barrier to accessing places of employment, education and services, but over 30% of respondents still consider transportation to be a very big (14%) or somewhat big barrier (18%).

If walking or biking, respondents most frequently walk or bike to the market (52%), Port of LA Boys and Girls Club (51%), neighborhood parks (45%) and school (42%).

Safety

Respondents reported feeling safest at Rancho, especially inside their apartment. However, they felt the least safe at night, around the housing site and especially downtown. The most frequently experienced crimes were gun shots (57%), murder (32%), gang activity (28%), theft (22%), and assault, auto theft, or sale or use of drugs (20% each). Interestingly, over half of the respondents stated that crime rarely (46%) or never (7%) occurs in the neighborhood, and only 16% said crime occurs frequently.

Figure 18. Perceptions of Safety



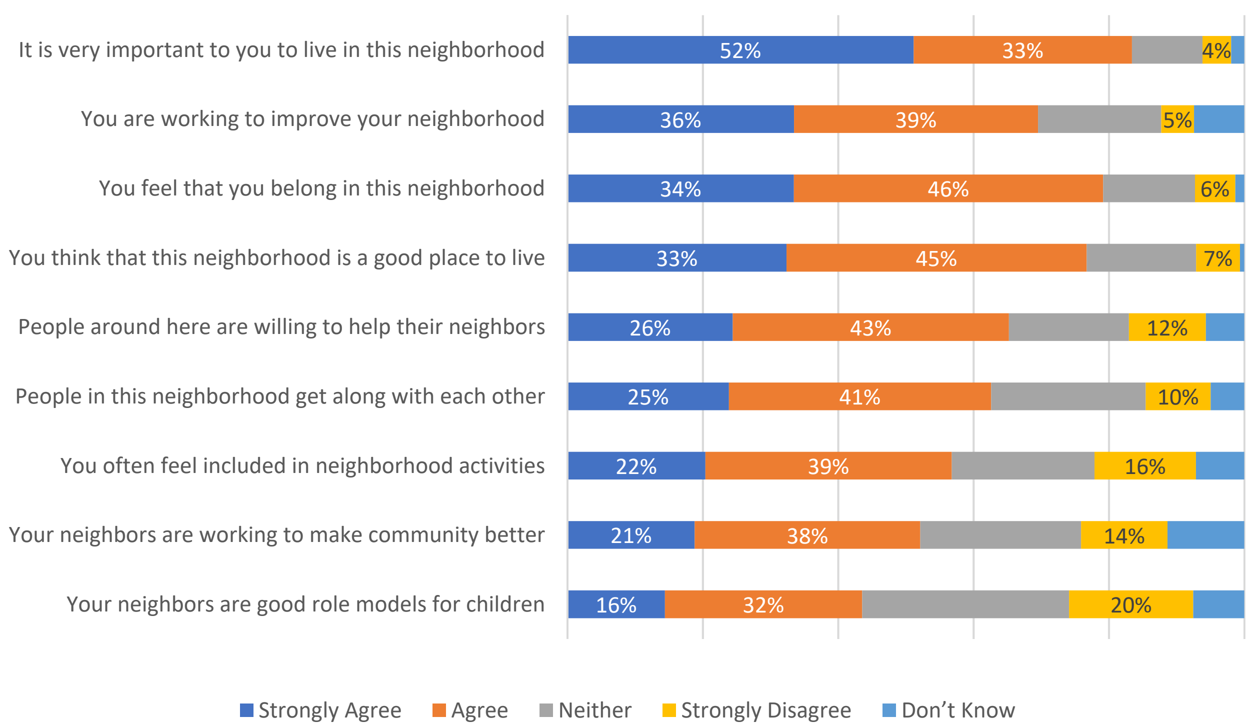
The top three safety improvements respondents wanted to make the neighborhood safer were surveillance cameras and more frequent/visible police patrols (51% each) followed by better security systems and better street lighting (39% each).

For respondents with children, they generally felt that their children were safe walking to and from school or the bus stop, on the school bus and at school, with the least amount of safety occurring walking to and from school or the bus stop (34%).

Community Connections

For half of the respondents (51%), they moved to Rancho because of the affordability of housing. Other reasons included that this is the unit they were offered by HACLA (17%), or it was safer (15%) or better (8%) than their previous home or apartment. Regardless of how respondents ended up at Rancho, they feel strongly about wanting to continue to live in the neighborhood, feel like they belong in the community and consider it to be a good place to live. This sentiment is further borne out by the fact that 84% of survey respondents indicated that they are interested in returning to Rancho if it is redeveloped, and during relocation, 47% wished to remain in the neighborhood and rent a unit with a Section 8 voucher.

Figure 19. Community Perceptions



On the other hand, respondents were less positive about their neighbors and did not necessarily feel connected to the larger community, but despite the lack of close connections, felt that community members did watch out for one another.

Most respondents (75%) were not involved in local community organizations such as the Rancho Resident Advisory Council, Parent Teacher Association or church group. Meetings, flyers and newsletters hosted and distributed by HACLA was the primary source of neighborhood information for respondents (88%), with word of mouth a distant second (24%).

Open Ended Responses

The final two questions in the resident survey asked respondents to tell us in their own words what they like the most and what they liked the least about their housing and neighborhood. Below are two visual images with what they had to say.

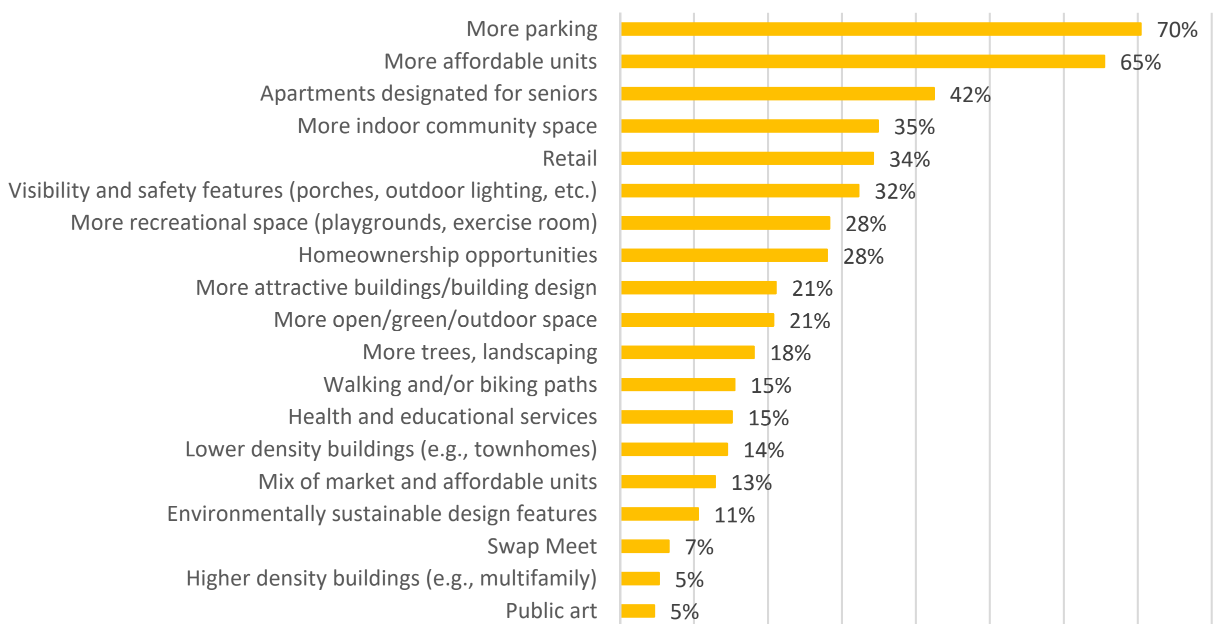
What I Like the Most

What I Like the Least

Housing

If Rancho is redeveloped the top five physical improvements respondents wanted to see at the site were more parking, more affordable units, apartments designated for seniors, more indoor community space, and retail.

Figure 20. Desired Physical Improvements at Rancho



Over one-third of respondents indicated that they would need a redeveloped unit that contained physical accessibility features (40%), and another 16% needed hearing accessibility and 9% visual accessibility features.

Of the survey respondents, 61% were very or somewhat interested in homeownership, of which 72% were willing to engage in services and programs to prepare them to purchase their own home. Along the lines of wealth building, about 62% of respondents have a checking or savings account at a bank or credit union. However, 12% used a check cashing services as their form of banking most often, and nearly a quarter (24%) had none.

Barton Hill-Downtown San Pedro Resident Survey
Final Data Tables - January 2019
NOTE: Prefer not to answer, No responses, Not sure, Don't know and N/A are excluded from percent calculations

Q4. How many people live in your household?

	Total	
	Response Percent	Response Count
1	18.5%	59
2	26.3%	84
3	20.1%	64
4	14.4%	46
5	8.5%	27
6	6.9%	22
7	2.8%	9
8	1.3%	4
9	1.3%	4
Total		**319**

Q5. What are the THREE things you like most about your neighborhood? (SELECT 3 RESPONSES)

	Total	
Answer Choices	Response Percent	Response Count
Housing affordability	67.2%	207
Access to public transportation	38.6%	119
Schools	25.0%	77
Safety	24.7%	76
Access to post office, restaurant, bank, etc.	23.4%	72
Location (near downtown)	19.5%	60
Parks/Recreational places	17.2%	53
Employment opportunities	16.6%	51
Shopping/retail stores	12.7%	39
Nearby to family/friends	12.0%	37
Youth programs	10.7%	33
Entertainment options	10.1%	31
Child care	6.8%	21
Social services	3.9%	12
Places of worship	3.2%	10
None	0.0%	0
Other (specify strengths)	5.2%	16
Total		**308**
No Response		11

Other Responses: Neighbors (4), My home (3), Small town feel (3), Health care (2), Housing maintenance (1), Weather (1), Nothing (2)

Q6. What are the top THREE things that you don't like about this neighborhood?(SELECT 3 RESPONSES)

	Total	
Answer Choices	Response Percent	Response Count
Crime/violence	87.8%	251
Poor street lighting/street layout	47.9%	137
Lack of social services	31.5%	90
Not enough recreational facilities or areas	19.2%	55
Not enough childcare options	18.9%	54
Lack of neighborhood conveniences (ex. post office, restaurant, bank)	18.2%	52
Not enough green areas/parks	16.1%	46
Location (distance from school, job, groceries, transportation, services)	13.6%	39
Poor quality schools	13.3%	38
Vacant/Abandoned properties	7.0%	20
None	0.3%	1
Other (specify dislikes)	14.0%	40
Total		286
No Response		33

Other Responses: Lack of parking (15), Neighbors (10), Trash everywhere (6), Lack of safety (3), Presence of drugs (2), Lack of jobs (1), Vandalism (1), Bad TV reception (1), Homeless (1)

Q7. Please let us know how much each of the following businesses/amenities are needed in the neighborhood. (MARK ONE RESPONSE FOR EACH ROW)

	Very Needed		Somewhat Needed		Not Needed			
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response
Large retail store (ex. Wal-Mart, Target)	68.1%	207	13.8%	42	18.1%	55	304	15
Grocery store/Supermarket	64.9%	200	21.1%	65	14.0%	43	308	11
Farmers market	51.1%	158	29.4%	91	19.4%	60	309	10
Clothing Store	48.9%	150	32.2%	99	18.9%	58	307	12
Pharmacy/Drug store	48.2%	148	26.4%	81	25.4%	78	307	12
Library	46.9%	144	27.7%	85	25.4%	78	307	12
Post office	37.1%	112	28.5%	86	34.4%	104	302	17
Church	34.4%	105	26.9%	82	38.7%	118	305	14
Book store	32.3%	98	36.3%	110	31.4%	95	303	16
Restaurant/Eatery	32.2%	96	31.2%	93	36.6%	109	298	21
Laundromat/Dry cleaner	31.1%	95	24.3%	74	44.6%	136	305	14
Bank	30.4%	90	33.4%	99	36.1%	107	296	23
Hardware store	28.0%	75	30.6%	82	41.4%	111	268	51
Beauty salon/Barber shop	22.0%	66	34.0%	102	44.0%	132	300	19
Other (Specify below)	43.2%	16	24.3%	9	32.4%	12	37	

Other Responses: Swap meet (8), Affordable housing (3), Convenience retail (2), Parks (2), Youth programs (2), Health clinic (1), Craft store (1), Parking (1), Food bank (1), Teen jobs (1), Gym (1), More police (1), More bilingual police (1), Security cameras (1)

Q8. What are the TOP THREE things you would most like to have in a nearby park if one were built in the neighborhood? (SELECT 3 RESPONSES)

Answer Choices	Total Response Percent	Total Response Count
Swimming pool	70.6%	211
Picnic/Barbeque area	46.8%	140
Ball court/field (basketball, baseball, tennis)	45.8%	137
Playground/Tot lot	32.8%	98
Walking/running path	31.4%	94
Splash pad	27.8%	83
Bike path	18.7%	56
Skateboard park	15.4%	46
Don't Know/Not Sure	0.0%	0
Other (specify features)	7.0%	21
Total		**299**
No Response		20

Other Responses: Security (6), Recreational facility (5), Landscaping (grass, flowers, etc.) (2), Hiking area (1), Parking (1), Soft surface for playground (1), Teen center (1), Fashion center (1), Dog park (1), Library (1), Trash cans (1)

Q9. Please think about your neighborhood and tell us how strongly you either agree or disagree with the following statements:(CHECK ONE RESPONSE FOR EACH ROW)

	Strongly Agree		Agree		Neither Agree nor Disagree		Strongly Disagree				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	Don't Know	No Response
It is very important to you to live in this neighborhood	52.2%	157	32.9%	99	10.6%	32	4.3%	13	301	6	12
You are working to improve your neighborhood	36.1%	90	39.0%	97	19.7%	49	5.2%	13	249	20	50
You feel that you belong in this neighborhood	33.9%	101	46.3%	138	13.8%	41	6.0%	18	298	4	17
You think that this neighborhood is a good place to live	32.6%	100	44.6%	137	16.3%	50	6.5%	20	307	2	10
People around here are willing to help their neighbors	25.9%	73	43.3%	122	18.8%	53	12.1%	34	282	17	20
People in this neighborhood get along with each other	25.1%	72	40.8%	117	24.0%	69	10.1%	29	287	15	17
You often feel included in neighborhood activities	21.9%	57	39.2%	102	22.7%	59	16.2%	42	260	20	39
Your neighbors are working to make the community better	21.2%	53	37.6%	94	26.8%	67	14.4%	36	250	32	37
Your neighbors are good role models for children	15.6%	40	31.5%	81	33.1%	85	19.8%	51	257	21	41

Q10. How safe do you consider the following? (CHECK ONE RESPONSE FOR EACH ROW)

	Very safe		Somewhat safe		Somewhat unsafe		Very unsafe			
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No response
Inside your apartment unit	74.2%	233	20.7%	65	2.9%	9	2.2%	7	314	5
Around the Rancho San Pedro housing site during the day	51.4%	162	35.9%	113	7.0%	22	5.7%	18	315	4
Downtown (South of 5th St) during the day	33.1%	96	38.6%	112	17.6%	51	10.7%	31	290	29
Walking to and from the bus stop	32.2%	91	39.2%	111	18.0%	51	10.6%	30	283	36
Around the Rancho San Pedro housing site at night	16.2%	51	32.5%	102	19.7%	62	31.5%	99	314	5
Downtown (South of 5th St) at night	11.8%	33	29.4%	82	26.5%	74	32.3%	90	279	40

Q11. Have you or anyone you know experienced any of the following crimes in your current home or in the neighborhood? (CHECK ALL THAT APPLY. IF NONE APPLY, CHECK NONE.)

	Total	
Answer Choices	**Response Percent**	**Response Count**
Gun shots	56.9%	165
Murder	32.1%	93
Gang-related activity	28.3%	82
Theft	22.1%	64
Assault/Physical Attack	20.3%	59
Auto Theft	20.3%	59
Sale and/or use of drugs	20.0%	58
Bullying	18.6%	54
Domestic Violence	15.5%	45
Hate Crime	15.2%	44
Burglary	12.4%	36
Teenage violence	12.4%	36
Sexual assault/rape	3.4%	10
Paying for or Selling Sex	2.8%	8
None	31.0%	90
Other (specify crime)	1.7%	5
Total		**290**
No Response		29

Other Responses: Vandalism (4), Hit and run (1)

Q12. What are the TOP THREE safety improvements that you would like to see to make the neighborhood safer? (SELECT 3 RESPONSES)

	Total	
Answer Choices	**Response Percent**	**Response Count**
Surveillance camera	51.0%	158
More frequent and/or visible police patrol	50.6%	157
Better security systems	39.0%	121
Better street lighting	39.0%	121
Anti-gang initiatives	35.5%	110
Youth violence/crime prevention programs	18.4%	57
Fencing and gates	17.4%	54
Faster police response to 911 calls	16.8%	52
Community policing	11.3%	35
Community Crime Watch Program	11.0%	34
Building features that increase "Eyes on the Street" (e.g., porches, sidewalks)	5.5%	17
Other (please specify)	1.6%	5
Total		**310**
No Response		9

Other Responses: Security guards (3), Better tenant screening (1), Education of residents (1)

Q13. How often are you aware that crime occurs in the neighborhood?

Answer Choices	Total Response Percent	Total Response Count
Frequently (1-2 times per week)	16.1%	46
Sometimes (1-2 times per month)	31.2%	89
Rarely (once every three months)	46.0%	131
Never	6.7%	19
Don't know	0.0%	0
Total		**285**
No response		34

Q14. If you have access to the internet, how do you MOST OFTEN access the internet? (CHECK ONLY ONE)

Answer Choices	Total Response Percent	Total Response Count
My own Smart Phone	42.7%	128
My Home Computer	26.3%	79
At a Library	1.3%	4
At Work or School	1.3%	4
At a Community Center	1.0%	3
Use service/device of a family or friend	0.7%	2
At a Business (e.g. coffee shop)	0.3%	1
At the Waterfront	0.3%	1
At a Community Organization	0.0%	0
Do not have access to the internet	26.0%	78
Other (Please specify)	0.0%	0
Total		**300**
No Response		19

Q15. Would you like to have free public Wi-Fi in your community?

Answer Choices	Total Response Percent	Total Response Count
Yes	91.6%	284
No	8.4%	26
Total		**310**
No Response		9

Q16. What form of banking do you most often use? (CHECK ONLY ONE)

Answer Choices	Total Response Percent	Total Response Count
Checking account at a bank or credit union	51.9%	152
None	24.2%	71
Check cashing service	12.3%	36
Savings account at a bank	9.6%	28
A friend/family member cashes checks for me	2.0%	6
Total		**293**
No Response		26

Q17. What is the PRIMARY mode of transportation for you and your household?

	Total	
Answer Choices	Response Percent	Response Count
Your own car/truck/vehicle	61.0%	191
Public Transportation (e.g., Metro Bus, Silver Line, DASH)	26.2%	82
Ride from someone else	5.4%	17
Taxi, Uber or Lyft	4.2%	13
Bicycle/Bike Share	1.3%	4
Walk	1.3%	4
Ride program (e.g., Access)	0.6%	2
Other (please specify)	0.0%	0
Total		**313**
No response		6

Q18. How big a barrier is transportation when trying to get where you need to go (ex. work, school, appointments, shopping)?

	Total	
Answer Choices	Response Percent	Response Count
Very big – I have no access to transportation	13.6%	41
Somewhat big - I have unreliable access to transportation	17.5%	53
Not very big - I usually have access to transportation	20.2%	61
No problem - I always have access to transportation	48.7%	147
Total		**302**
No response		17

Q19. Please indicate which destinations:1) You most often walk or bike to in your neighborhood 2) You WOULD LIKE to walk or bike to, but right now cannot (INDICATE A RESPONSE IN AT LEAST ONE ROW FOR EACH COLUMN. IF NONE APPLY, SELECT NONE.)

	1) Most often walk/bike to		2) Would like to walk bike to, but can't	
Answer Choices	Response Percent	Response Count	Response Percent	Response Count
Boys and Girls Club	50.8%	127	18.8%	48
Church	37.6%	94	25.4%	65
Doctor's Appointment	30.8%	77	24.2%	62
Market	51.6%	129	18.8%	48
Parks	44.8%	112	19.5%	50
School	42.0%	105	18.8%	48
Work/Place of Employment	28.4%	71	26.2%	67
None	25.6%	64	21.9%	56
Other (specify in box below)	1.6%	4	5.1%	13
Total		**250**		**256**
No Response		69		63

Other Responses: Waterfront (2), Park (1), Beach (1)

Q20. For each of the service/program types listed, indicated whether: A. You are AWARE of the service/program B. You have USED the service/program C. If used, you were SATISFIED with the service/program (SELECT A RESPONSE IN EACH COLUMN - CHECK ALL THAT APPLY, OR IF NONE APPLY, SELECT NONE

	A. AWARE		B. If Aware, USED		C. If Used, SATISFIED	
Answer Choices	Response Percent	**Response Count**	Response Percent	**Response Count**	Response Percent	**Response Count**
Adult education (e.g. GED prep, tutoring, certification program)	66.5%	183	18.0%	33	93.9%	31
Food or grocery assistance	57.8%	159	17.6%	28	100.0%	28
Health care services	55.3%	152	29.6%	45	84.4%	38
Mental health services	54.2%	149	17.4%	26	80.8%	21
Youth programs (e.g. after school, summer camp, arts, sports)	52.7%	145	14.5%	21	85.7%	18
Senior services (e.g. benefits counseling, personal services, senior programs)	51.3%	141	9.2%	13	46.2%	6
Adult financial literacy (e.g. credit or homeownership counseling)	49.1%	135	11.1%	15	80.0%	12
Child Care	47.6%	131	14.5%	19	94.7%	18
Parent/family support (e.g. counseling, parenting classes)	47.3%	130	13.8%	18	83.3%	15
Workforce development (e.g. career counseling, job training, job readiness)	46.2%	127	11.8%	15	80.0%	12
Immigration services	45.8%	126	11.9%	15	86.7%	13
Legal Services	44.7%	123	7.3%	9	66.7%	6
Entrepreneurial services	42.5%	117	8.5%	10	100.0%	10
Small business training/assistance	40.7%	112	10.7%	12	66.7%	8
None	25.8%	71				
Other (specify program type below)	0.0%	0				
Total		**275**				
No Response		44		18		15

Q21. What, if any, are things that make it difficult for you to use the services that are available in your community? (CHECK ALL THAT APPLY)

	Total	
Answer Choices	**Response Percent**	**Response Count**
I don't know about the services that are available	30.8%	70
The services that I need are not available	14.1%	32
Language is a barrier	13.7%	31
I'm not eligible	11.9%	27
Process of obtaining services confusing or overwhelming	11.5%	26
Services are offered at inconvenient times	10.6%	24
Too long to get services; there is a waitlist	8.8%	20
I don't have transportation to the services I need	7.5%	17
I don't have child care during the times the service(s) are offered	6.6%	15
The services are too expensive	5.3%	12
None; I do not have any trouble accessing the services.	44.9%	102
Total		**227**
No Response		92

Q22. Please check all of the non-health services you or a member of your household needs at this time (i.e., immediate needs). (CHECK ALL THAT APPLY. IF NONE APPLY CHECK NONE.)

	Total	
Answer Choices	Response Percent	Response Count
Computer literacy classes	31.8%	92
English as a Second Language (ESL)	26.6%	77
GED/Adult High School diploma/Tutoring	26.3%	76
Adult Education	23.2%	67
Emergency food bank	23.2%	67
Citizenship classes	20.4%	59
Youth programming	19.4%	56
Homeownership counseling	17.3%	50
Services for individuals with disabilities	17.3%	50
Senior services/Caregiver supportive services	17.0%	49
Transportation assistance	17.0%	49
Financial/legal assistance	15.6%	45
Job training/Job readiness training	14.5%	42
Child care	14.2%	41
Immigration services	14.2%	41
Vocational Training (to obtain a certificate or license)	14.2%	41
Parenting skills classes	13.8%	40
Individual or family counseling	13.5%	39
Assistance applying for public benefits	12.1%	35
Remove/expunge criminal conviction or other legal services	11.4%	33
Small business training	11.4%	33
Budgeting/financial literacy/credit repair	11.1%	32
College preparation and enrollment assistance	11.1%	32
Assistance with household errands (e.g., grocery shopping)	10.7%	31
Career coaching	10.4%	30
Home inspection and lease violation prevention	10.4%	30
None	31.8%	92
Other (Specify need)	0.0%	0
Total		**289**
No Response		30

Q23. Please describe your current employment status.

	Total	
Answer Choices	Response Percent	Response Count
Full-time (35+ hours/week)	20.7%	61
Part-time (<35 hours/week)	19.0%	56
Unemployed and currently looking for work	8.8%	26
Unemployed and unable to work due to disability or medical restriction	19.0%	56
Unable to work for another reason (e.g. stay at home parent, caring for relative)	15.6%	46
Retired	16.7%	49
Total		**294**
No Response		25

Q24. If you are currently working or looking for work, do you face any challenges that make it difficult for you to find and/or keep work? (CHECK ALL THAT APPLY. IF NONE APPLY CHECK NONE.)

	Total	
Answer Choices	Response Percent	Response Count
Affordable childcare	16.7%	22
No job opportunities available in the area	12.9%	17
Lack of job skills/education	7.6%	10
Language barrier	7.6%	10
No job experience	7.6%	10
Citizenship/Immigration status	6.8%	9
Lack of transportation	6.8%	9
Criminal record	5.3%	7
Medical/Health restrictions	5.3%	7
Caring for a family member who is sick or disabled	3.8%	5
Disability	3.0%	4
None	59.1%	78
Other (specify challenge)	0.0%	0
Total		**132**
No response		11

Q25. Do any other adults (18 or older) currently living with you work for pay?

	Total	
Answer Choices	Response Percent	Response Count
Yes	41.2%	105
No	58.8%	150
Total		**255**
N/A - no other adults live with me		50
No Response		14

Q26. Please note the HIGHEST level of education for yourself and each adult (18 or older) who lives with you at this address and is on the lease.

	All Adults		Head of Household		Adult 2		Adult 3	
Answer Choices	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count
Less than High School	41.5%	220	50.6%	156	33.1%	52	18.5%	12
High School Diploma/GED	32.5%	172	28.6%	88	38.2%	60	36.9%	24
Some College or trade school, no degree	16.4%	87	14.0%	43	19.1%	30	21.5%	14
Associate's degree	3.8%	20	2.9%	9	4.5%	7	6.2%	4
Bachelor's degree	3.8%	20	2.9%	9	1.9%	3	12.3%	8
Graduate or professional degree	2.1%	11	1.0%	3	3.2%	5	4.6%	3
Total		**530**		**308**		**157**		**65**
Don't Know				6		1		1
No Response				5		10		11
Not Applicable - none in household						23		32

Q27. Do you have any children ages 0-5 currently living in your household?

	Total	
Answer Choices	Response Percent	Response Count
Yes	25.1%	79
No	74.9%	236
Total		**315**
No Response		4

Q28. What child care arrangements do you have for your children ages 0-5. (CHECK ALL THAT APPLY)

	Total	
Answer Choices	Response Percent	Response Count
Cared for by someone else (babysitter, nanny, relative, friend)	29.3%	24
Attends kindergarten	14.6%	12
Early Head Start	13.4%	11
Head Start	12.2%	10
Care for in your own home by yourself/parent	7.3%	6
Attends public preschool	4.9%	4
Other child care center (e.g. faith-based, day care, private preschool)	4.9%	4
Child care in a private home	3.7%	3
Attends another child care or early learning program	0.0%	0
Attends LA Public Schools kindergarten	0.0%	0
Total (children)		**82**
No Response		20

Q29. What is the name of the early childhood, child care, or preschool program your child attends? (WRITE N/A IF NOT ATTENDING A PROGRAM)

	Total	
Responses	Response Percent	Response Count
Barton Hill	30.6%	11
Merry Go Round	13.9%	5
Santa Cruz Head Start	13.9%	5
Head Start	5.6%	2
Not Sure	5.6%	2
Other (see below)	30.6%	11
Total		**36**
N/A		46

Other Responses: Boys and Girls Club (1), Martha's Family Daycare (1), Crestwood (1), Family-Owned Daycare (1), Los Angeles Adventist Academy (1), Harbor College (1), Early Head Start (1), Pediatric Therapy Network (1), Cabrillo Elementary (1), 15th Elementary (1), POLA High School (1)

Q30. Do you have any school-aged children (K-12) currently living in your household?

	Total	
Answer Choices	Response Percent	Response Count
Yes	39.0%	124
No	61.0%	194
Total		**318**
No Response		1

Q31. Where does each of the school-aged children in the household (K-12) attend school?

Answer Choices	Total	
	Response Percent	Response Count
Barton Hill Elementary	43.2%	79
Dana Middle	19.7%	36
San Pedro High	11.5%	21
Port of LA High	5.5%	10
Baxter High	2.7%	5
Point Fermin Magnet Elementary	1.6%	3
College Prep Academy	1.6%	3
Cabrillo Avenue Elementary	1.6%	3
Dodson Middle	1.6%	3
Park Western Place Elementary	1.1%	2
Figueroa Elementary	1.1%	2
White Point Elementary	1.1%	2
Angel Gate High	1.1%	2
Other (see below)	6.6%	12
Total		183

Other Responses: Crestwood Street Elementary, Banning High, Woodworth Elementary, Anthony Elementary, 7th Street Elementary, Horace Mann Middle, Wilmington Middle, Willenberg Special Education Center, President Elementary, Leland Elementary, Johnson High, Broad Avenue Elementary

Q32. How would you describe the quality of the education your child/children is receiving at his/her schools?
(INDICATE Excellent, Good, Average, Below Average, Poor, Not Applicable, or No Response FOR EACH SCHOOL TYPE.)

	Excellent		Good		Average		Below Average		Poor				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	Not Applicable	No Response
Elementary School	32.4%	33	37.3%	38	20.6%	21	2.9%	3	6.9%	7	102	19	3
Middle School	27.8%	20	44.4%	32	22.2%	16	4.2%	3	1.4%	1	72	46	6
High School	40.0%	24	40.0%	24	13.3%	8	5.0%	3	1.7%	1	60	53	11

Q33. If any school-aged children (K-12) are not enrolled in school, why aren't they attending school? (IF ALL CHILDREN ARE ATTENDING SCHOOL WRITE N/A)

N/A for all

Answered	124
Skipped	195

Q34. How often do you participate in the Parent Teacher Organization (PTA/PTO), "coffee with the principal," or other school engagement opportunities?

Answer Choices	Total	
	Response Percent	Response Count
Regularly (monthly)	33.0%	38
Occasionally (several times per year)	29.6%	34
Rarely (once a year)	13.9%	16
Never	23.5%	27
Total		115
No Response		9

Q35. What things would make you feel more welcome or increase your involvement at your children's current school? (CHECK ALL THAT APPLY)

Answer Choices	Total Response Percent	Total Response Count
Child care	31.6%	31
More convenient time of meetings/events	28.6%	28
Nothing, I feel the school welcomes my involvement	23.5%	23
Bilingual support	21.4%	21
Transportation	16.3%	16
School located closer to my home	10.2%	10
Other (please specify)	0.0%	0
Total		**98**
No Response		26

Q36. How safe do you feel that your children are at the following times? (CHECK ONE RESPONSE FOR EACH ROW)

	Very Safe		Somewhat Safe		Somewhat Unsafe		Very Unsafe				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response	Not Applicable
Walking to/from school or bus stop	27.3%	30	40.0%	44	23.6%	26	9.1%	10	**110**	2	12
On the school bus	34.3%	24	41.4%	29	10.0%	7	14.3%	10	**70**	4	50
While at school	50.0%	59	28.0%	33	16.9%	20	5.1%	6	**118**	3	3

Q37. Do your children participate in organized after school programs (i.e., sports, dance, art, music, or other after school program)?

Answer Choices	Total Response Percent	Total Response Count
Boys & Girls Club	36.0%	40
Sports	10.8%	12
Academic Enrichment	1.8%	2
Afterschool Program	1.8%	2
Other	3.6%	4
None	45.9%	51
Total		**111**
No Response		13

Other Responses: LA Best (1), YMCA (1), Star Program (1), Ases (1)

Q38. If your children DO NOT CURRENTLY PARTICIPATE in out of school activities, what are the reasons for this? (CHECK ALL THAT APPLY)

Answer Choices	Total Response Percent	Total Response Count
Programs don't address child's interests	34.2%	13
Hours of the programs don't work with your schedule	23.7%	9
Don't know what programs are available	18.4%	7
Lack of transportation to get to programs	15.8%	6
Concerns about gang and neighborhood violence	13.2%	5
No programs available	10.5%	4
Programs cost too much	10.5%	4
Language is a barrier	0.0%	0
Other (specify reason)	5.3%	2
Total		**38**
No Response		12

Other Responses: Family watches them afterschool (1), Programs do not accept students from other schools (1)

Q39. In what type of youth program(s) would your children PARTICIPATE IN THE FUTURE if the program was available?(CHECK ALL THAT APPLY. IF NONE APPLY, SELECT NONE.

Answer Choices	Total Response Percent	Total Response Count
Boys and Girls Club	56.9%	66
After school program	37.1%	43
Tutoring program	37.1%	43
Arts/Performing arts/Music program	31.9%	37
College preparation	29.3%	34
Summer program	29.3%	34
Job training/employment program	23.3%	27
Life skills program (e.g., relationships, study habits, daily living activities, bu	21.6%	25
Leadership program	17.2%	20
Recreational or sports program	15.5%	18
Mentoring program	12.1%	14
Drug prevention program	10.3%	12
Safe sex and birth control education	9.5%	11
Date rape and abuse education	7.8%	9
Faith-based/Church activities	7.8%	9
None	7.8%	9
Don't Know	0.9%	1
Other (specify program)	2.6%	3
Total		**116**
No Response		7

Other Responses: Cooking classes (2), Toberman (1)

Q40. Do any of your children have a diagnosed special need (ex., academic/learning disability, behavioral/attention issues)?

Answer Choices	Total Response Percent	Total Response Count
No, I do not have a child with a special need	62.9%	66
Yes, and he/she is receiving services to support that need	26.7%	28
Yes, but he/she is NOT receiving services to support that need	10.5%	11
Total		**105**
No Response		18

Types of Disability or Services Needed: Need IEP (2), Down's Syndrome (1), ADHD (1), Autism (1), Klinefelter Syndrome (1)

Q41. In general, how would you rate the health of the following members of your household? (MARK ONE RESPONSE FOR EACH ROW)

	Excellent		Very Good		Good		Fair		Poor				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response	N/A - none in household
Self	18.8%	56	11.7%	35	25.2%	75	31.5%	94	12.8%	38	**298**	21	-
Other adults in household	17.5%	35	18.0%	36	32.0%	64	23.0%	46	9.5%	19	**200**	31	88
Children in household	40.9%	65	22.6%	36	26.4%	42	9.4%	15	0.6%	1	**159**	24	136

Q42. Do the following members of your household have health insurance of any type? (MARK ONE RESPONSE FOR EACH ROW)

	Yes		No		Don't Know				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response	N/A - none in household
Self	90.4%	274	8.9%	27	0.7%	2	303	16	0
Other adults in household	82.2%	166	14.9%	30	3.0%	6	202	29	88
Children in household	93.5%	145	5.2%	8	1.3%	2	155	26	138

Q43. Where do you and your children most often go when you are sick or in need of health advice?

	Total	
Answer Choices	Response Percent	Response Count
Other Primary Care Doctor/Specialist	46.2%	140
Harbor Community Clinic	29.7%	90
Hospital Emergency Room (e.g., Providence Little Company of Mary Medic	7.9%	24
Non-Emergency Services from Hospital	2.3%	7
Urgent Care Center (e.g., Provided Urgent Care, HealthCare Partners San	1.3%	4
Not receiving health services	2.0%	6
Other (please specify)	10.6%	32
Total		**303**
No Response		16

Other Responses: Another clinic (8), Another city (8), Kaiser (5), Wilmington (5), Long Beach (3), Harbor Hospital (2), Home remedies (1)

Q44. How do you rate the health care services you and your family receive?

	Total	
Answer Choices	Response Percent	Response Count
Excellent	35.2%	105
Good	48.3%	144
Fair	14.8%	44
Poor	1.7%	5
Total		**298**
Not Applicable - do not receive health services		3
No Response		18

Q45. Please respond to the following questions:(CHECK ONE RESPONSE FOR EACH ROW.)

	Yes		No				
	Response Percent	Response Count	Response Percent	Response Count	Total	N/A	No Response
Have your children been immunized?	97.5%	195	2.5%	5	200	97	22
Do your CHILDREN receive annual medical check-ups?	96.0%	191	4.0%	8	199	95	24
Do YOU received annual medical check-ups?	92.0%	276	8.0%	24	300	6	13
Have any of your children been to the Emergency Room more than once in	33.0%	63	67.0%	128	191	97	31
If you are currently pregnant, are you receiving prenatal care?	10.4%	14	89.6%	121	135	157	27

Q46. What, if any, challenges do you face in accessing quality affordable health care? (CHECK ALL THAT APPLY. IF NONE APPLY CHECK NONE.)

	Total	
Answer Choices	Response Percent	Response Count
Cost	15.3%	44
Eligibility	14.2%	41
Long waiting room times	12.5%	36
Lack of transportation	11.1%	32
Waitlist	8.0%	23
Language or cultural barriers	6.9%	20
Long distance to services that accept my health zone plan	6.6%	19
Offices are not open when I need them	5.2%	15
I don't need health care services	2.4%	7
Don't know where to access services	1.4%	4
None	58.3%	168
Other (specify challenge)	0.0%	0
Total		**288**
No Response		31

Q47. Do members of your household have any of the following medical conditions? If YES, are they being treated for that condition? (CHECK THE BOX TO INDICATE YES. IF NONE APPLY, CHECK NONE. SELECT AT LEAST ONE RESPONSE FOR EACH COLUMN.)

	SELF: Have condition		SELF: Being treated		OTHER ADULTS: Have condition		OTHER ADULTS: Being treated		CHILDREN: Have condition		CHILDREN: Being treated	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count
Diabetes	27.8%	68	63.2%	43	6.1%	15	80.0%	12	0.8%	2	100.0%	2
High blood pressure or hypertension	24.9%	61	62.3%	38	6.1%	15	93.3%	14	0.4%	1	100.0%	1
Depression	13.9%	34	64.7%	22	4.5%	11	90.9%	10	1.3%	3	66.7%	2
Asthma	11.0%	27	66.7%	18	5.7%	14	78.6%	11	8.3%	20	95.0%	19
Weight problem	11.0%	27	25.9%	7	5.7%	14	35.7%	5	1.3%	3	66.7%	2
Extreme stress or anxiety	10.6%	26	53.8%	14	5.3%	13	53.8%	7	1.7%	4	100.0%	4
Mental health condition/disorder	6.1%	15	46.7%	7	1.6%	4	75.0%	3	2.9%	7	57.1%	4
Other heart disease	4.5%	11	72.7%	8	0.4%	1	100.0%	1	1.7%	4	75.0%	3
Addiction/Substance abuse Problem	0.8%	2	100.0%	2	0.4%	1	100.0%	1	0.4%	1	100.0%	1
Other (please specify in box below)	1.2%	3	66.7%	2	0.8%	2	50.0%	1	1.3%	3	33.3%	1
None	30.6%	75	54.7%	41	19.5%	48	91.7%	44	18.8%	45	97.8%	44
Don't Know	0.4%	1	100.0%	1	0.4%	1	0.0%	0	0.4%	1	100.0%	1
Total		**245**				**246**				**240**		
No Response		41				41				43		
Not Applicable - none in household		33				32				36		

Other Responses: Arthritis (5), Cholesterol (3), Epilepsy (3), Thyroid (3), Gastritis (2), Renal emergency (1), Seizure disorder (1), Parkinson's Disease (1), Brain tumor (1), Tumors (1), Stomach problems (1), Marfan syndrome (1)

Q48. If someone in your household has a disability, of any kind, what services would best assist them with managing their day to day activities? (CHECK ALL THAT APPLY. IF NONE APPLY, CHECK NONE.)

	Total	
Answer Choices	Response Percent	Response Count
Accessible housing unit	27.2%	76
Better transportation options	11.1%	31
Access to treatments/medication	10.8%	30
Homemaker services (cleaning, laundry, meal prep)	10.0%	28
Mental health counseling	9.7%	27
Home visits from a social worker	7.9%	22
In home personal care assistance (nursing, bathing, dressing)	6.8%	19
Back up generator	2.2%	6
None	64.2%	179
Other (specify service)	0.7%	2
Total		**279**
No Response		40

Other Responses: Pet (1), Separate living area for people with disabilities (1)

Q49. What are the primary unmet health care needs of your household? (CHECK ALL THAT APPLY. IF NONE APPLY, CHECK NONE.)

Answer Choices	Total Response Percent	Total Response Count
Assistance with weight loss	15.5%	44
Child vaccines (shots)	1.4%	4
Chronic disease management	6.7%	19
Dental services/Orthodontics	20.1%	57
Domestic violence services	1.8%	5
Eye care	21.2%	60
Health education/prevention/screenings	5.7%	16
Mental health counseling and services	6.0%	17
New parent/child programs	2.8%	8
Nutrition/health cooking programs	9.5%	27
Pediatric care	1.8%	5
Physical fitness/exercise programs	12.7%	36
Prenatal care	1.8%	5
Primary health care	2.8%	8
Services to help alleviate stress, anxiety, depression	11.7%	33
Stop smoking services	4.6%	13
Substance abuse treatment	1.4%	4
Treatment for upper respiratory diseases (like asthma)	4.6%	13
Other (specify need)	1.4%	4
None	57.2%	162
Don't know	3.9%	11
Total		**283**
No response		36

Other Responses: Physical therapy (2), Hearing services (2)

Q50. On average, how many days per week do members of your household engage in physical activity for 30 minutes or longer (e.g., walking, biking, playing active sports or games, gardening)? (MARK ONE RESPONSE FOR EACH ROW)

	Every Day (7 days/week)		5-6 days/week		3-4 days/week		1-2 days/week		Never				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response	N/A - none in household
Self/Head of household	22.6%	66	11.6%	34	28.4%	83	23.6%	69	13.7%	40	292	27	0
Children in household	38.6%	66	24.0%	41	21.6%	37	8.8%	15	7.0%	12	171	33	115

Q51. What are some of the challenges, if any, that keep you and your family from being more physically active? (CHECK ALL THAT APPLY)

Answer Choices	Total Response Percent	Total Response Count
Health conditions	19.4%	50
Too tired	19.4%	50
Don't have time	18.2%	47
Physical disability	14.7%	38
Too expensive to join a gym/enroll in a fitness program	11.2%	29
Poor quality of the parks/playgrounds in neighborhood	9.3%	24
Poor quality of the gym/indoor recreation facilities in neighborhood	7.8%	20
Neighborhood is not safe for me/my children	7.4%	19
I need more information on how to exercise and be healthy	5.8%	15
There is nowhere to walk or exercise in my neighborhood	4.7%	12
There are no organized sports teams in my neighborhood	2.7%	7
No barriers	39.5%	102
Don't Know	0.0%	0
Other (specify challenge)	0.0%	0
Total		**258**
No Response		61

Q52. On average, how many servings of fruits and/or vegetables do you and your children eat each day? (SELECT ONE RESPONSE FOR EACH ROW)

	Never		1-2 servings		3-4 servings		5+ servings				
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	No Response	N/A - None in household
Self/Head of household	2.0%	6	37.7%	115	40.7%	124	19.7%	60	**305**	14	0
Children in household	1.2%	2	32.4%	56	46.2%	80	20.2%	35	**173**	21	125

Q53. If you or your children are not eating as many fruits and vegetables as you would like to, what are some of the reasons? (CHECK ALL THAT APPLY)

Answer Choices	Total Response Percent	Total Response Count
No specific reason	55.1%	102
Cost of fruits and vegetables	25.9%	48
Fruits and vegetables in local stores are low quality	15.7%	29
Do not like fruits and vegetables	9.2%	17
Do not know how to prepare meals with fruits/vegetables	3.8%	7
Not available in local stores, markets, or stands	2.2%	4
Don't Know	0.0%	0
Other (Specify reason)	1.6%	3
Total		**185**
No Response		134

Other Responses: Diabetes (2), Lack of appetite (1)

Q54. Where do you mostly go grocery shopping for your household? (CHECK ONLY ONE)

	Total	
Answer Choices	Response Percent	Response Count
Numero Uno Market	47.0%	149
Food 4 Less	13.9%	44
Top Valu Market	9.5%	30
Vons	4.7%	15
99 Cent Store	4.1%	13
Ralphs	3.8%	12
Walmart	3.2%	10
El Super Market	2.8%	9
Smart & Final Extra!	2.8%	9
A-1 Imported Groceries	1.6%	5
Dollar Tree	1.6%	5
Albertsons	0.6%	2
Sprouts Farmers Market	0.6%	2
Drug Store/Pharmacy (e.g., Rite Aid, CVS)	0.3%	1
Food Bank / Churches	0.3%	1
Target	0.3%	1
Corner/Convenience store	0.0%	0
Gas station	0.0%	0
Ultra	0.0%	0
Other (please indicate store name in box below)	2.8%	9
Total		**317**
No Response		2

Other Responses: Sams (2), Costco (2), Winkles (1), King Market (1), Ralphs (1), Gonzalez Market (1), Superior Groceries (1)

Q55. What was the MOST important reason for your moving to Rancho San Pedro? (CHECK ONLY ONE)

	Total	
Answer Choices	Response Percent	Response Count
Availability of rent subsidy or lower rent	50.8%	157
This is what HACLA gave you	16.5%	51
Safer than your previous house or apartment	15.2%	47
Better or larger apartment	8.1%	25
No choice; nowhere else to go	3.2%	10
To be near family or friends	1.9%	6
More convenient location	1.6%	5
I was born here	1.3%	4
Availability of on-site support services	1.0%	3
To be near schools	0.3%	1
Availability of on-site amenities (e.g., community space, playground)	0.0%	0
Don't Know	0.0%	0
Other (specify reason)	0.0%	0
Total		**309**
No Response		10

Q56. If you had to be moved, what type of subsidized unit would you prefer to be relocated to during redevelopment?

	Total	
Answer Choices	Response Percent	Response Count
Move into a privately owned unit with a Section 8 voucher in the Barton Hill-Downtown San Pedro neighborhood	46.6%	146
Move into a privately owned unit with a Section 8 voucher elsewhere in the LA area	7.7%	24
Move into another family HACLA public housing site	6.7%	21
Move into a privately owned unit with a Section 8 voucher outside of the LA area	4.8%	15
Move into an HACLA elderly/disabled public housing site	3.2%	10
I need additional information before I can state my preference	26.5%	83
Total		**313**
No Response		6

Q57. If the Rancho San Pedro sites are redeveloped, what are the top FIVE physical improvements that you would like to see at the new site? (SELECT 5)

	Total	
Answer Choices	Response Percent	Response Count
More parking	70.4%	214
More affordable units	65.5%	199
Apartments designated for seniors	42.4%	129
More indoor community/shared space (community room, community center)	34.9%	106
Retail	34.2%	104
Visibility and safety features (porches, wide sidewalks, outdoor lighting)	32.2%	98
More recreational space (courts, playgrounds, exercise room)	28.3%	86
Homeownership opportunities	28.0%	85
More attractive buildings/building design	21.1%	64
More open/green/outdoor space	20.7%	63
More trees, landscaping	18.1%	55
Walking and/or biking paths	15.5%	47
Health and educational services	15.1%	46
Lower density buildings (e.g., townhomes)	14.5%	44
Mix of market and affordable units	12.8%	39
Environmentally sustainable design features	10.5%	32
Swap Meet	6.6%	20
Higher density buildings (e.g., multifamily)	5.3%	16
Public art	4.6%	14
Don't know	0.0%	0
Other (please specify)	1.3%	4
Total		**304**
No response		15

Other Responses: Accessible units (3), Larger bedrooms (1)

Q58. If the Rancho San Pedro sites are redeveloped, are you interested in returning to the redeveloped sites?

	Total	
Answer Choices	Response Percent	Response Count
Yes, I would like to return to the redeveloped Rancho San Pedro	83.8%	254
No, I would not like to return to the redeveloped Rancho San Pedro	1.0%	3
I need more information before I can state a preference	15.2%	46
Total		**303**
No Response		16

Q59. If you are interested in returning to the redeveloped site, would you need a unit with any of the following special accommodations? (CHECK ALL THAT APPLY)

	Total	
Answer Choices	Response Percent	Response Count
Physical accessibility (e.g. ramps, wider doorways, grab bars in bath)	39.6%	106
Hearing accessibility (e.g., door bell and fire alarm with strobe light)	15.7%	42
Visual accessibility (e.g., tactile flooring)	9.3%	25
Do not need any special accommodations	51.9%	139
Don't know	7.8%	21
Other amenities to make it easier for you to manage your daily life (specify	0.7%	2
Total		**268**
No response		51

Other Responses: Accommodations for taller people (1), Second bathroom (1)

Q60. Are you interested in purchasing a home or condominium in the future?

	Total	
Answer Choices	Response Percent	Response Count
Very interested	41.0%	109
Somewhat interested	19.9%	53
Neither interested nor uninterested	0.0%	0
Not particularly interested	0.0%	0
Not interested	39.1%	104
Total		**266**
No response		53

Q61. If interested in purchasing a home, are you willing to participate in services (e.g., classes, counseling) to prepare and become eligible for homeownership?

	Total	
Answer Choices	Response Percent	Response Count
Yes	82.1%	133
No	0.0%	0
Don't Know/Not Sure	17.9%	29
Total		**162**
No Response		157

Q62. Are you currently participating in any of the following associations/organizations in your community? (CHECK ALL THAT APPLY. IF NONE APPLY, CHECK NONE.)

	Total	
Answer Choices	Response Percent	Response Count
Resident Advisory Council	12.9%	37
Church group/faith based organization (specify below)	8.0%	23
Community Resource Center	5.2%	15
PTA/PTSA	3.1%	9
Working with a Community Coach	2.4%	7
Neighborhood Watch	1.7%	5
Senior Club	1.4%	4
Neighborhood Corner	0.7%	2
None	74.5%	213
Don't Know	0.0%	0
Other organization (specify below)	3.1%	9
Total		**286**
No Response		33

Other Responses: Mental health (1), Garden (1)

Q63. How do you usually get information about what is going on in the neighborhood? From which sources would you like to get information if you are not currently? (CHECK ALL THAT APPLY FOR EACH COLUMN. IF NONE APPLY, CHECK NONE.)

	Currently Get Information		Do not currently, but Would Like to Get Information		
	Response Percent	Response Count	Response Percent	Response Count	Total
HACLA meetings/newsletters/fliers	88.0%	265	10.3%	31	296
Word of mouth (family/friends)	23.6%	71	3.3%	10	81
TV	16.3%	49	5.6%	17	66
Neighborhood Council	15.9%	48	6.3%	19	67
Social Media (e.g., Facebook, Twitter, Instagram)	13.0%	39	5.0%	15	54
Next Door	10.6%	32	7.6%	23	55
Internet	9.6%	29	4.3%	13	42
Bulletin Board	7.6%	23	5.3%	16	39
Radio	7.0%	21	5.3%	16	37
Newspaper	6.6%	20	4.0%	12	32
Don't Know	0.0%	0	0.0%	0	0
None	3.0%	9	2.7%	8	17
Total					**301**
No response					18

Q64. Are you interested in participating in the Rancho San Pedro planning process?

	Total	
Answer Choices	Response Percent	Response Count
Yes	61.3%	192
No	38.7%	121
Total		**313**
No response		6

Q65. Please provide your phone and/or email so we can contact you about participating in the Rancho San Pedro planning process.

Contact Info provided separately

Q66. Before I end this survey, please tell me the things you like most and least about your housing and neighborhood?

What I like MOST:	280
What I like LEAST:	260

"What I Like the Most"	Total	
Answers Given	Response Percent	Response Count
Unit affordability	24.3%	68
The area is quiet	16.8%	47
The community as a whole	14.3%	40
HACLA (unit, management, maintenance, services)	13.2%	37
Location	12.9%	36
Neighbors	9.3%	26
I feel safe	2.5%	7
The place is clean	1.8%	5
Open space (parks, gardens)	1.8%	5
Good schools	1.4%	4
Other	1.8%	5
Total		**280**

Other Responses: Community involvement (2), Shopping (1), Social Services (1), Youth Activities (1)

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"What I Like the Least"	Total	
Answers Given	**Response Percent**	**Response Count**
Lack of parking	23.5%	61
Unit Features (age, size, amenities)	15.0%	39
Crime	12.7%	33
Neighbors	10.4%	27
Violence	9.2%	24
Gangs	8.8%	23
HACLA (management, maintenance)	3.5%	9
Trash	3.1%	8
Unsafe	2.7%	7
Drugs	2.7%	7
Lack of green spaces	1.5%	4
Unaffordable	1.2%	3
Loud	1.2%	3
Other	4.6%	12
Total		**260**

Other Responses: Dogs (2), Location (2), Community (2), No youth activities (1), Pet policy (1), TV Reception (1), Lack of transportation (1), Bugs (1), Homeless (1)

Appendix B:

Community Survey Summary

Community Survey Summary

As part of the Choice Neighborhoods (CN) Planning Grant for the Barton Hill-Downtown San Pedro target neighborhood including the Rancho San Pedro (Rancho) public housing site, the Housing Authority of the City of Los Angeles (HACLA) developed and conducted a survey of target neighborhood residents and beyond. With support from the Planning Liaisons hired to support the CN Planning effort, Los Angeles Neighborhood Initiative (LANI), and various neighborhood and community organizations, including the Central and Northwest San Pedro Neighborhood Councils, Harbor WorkSource Center, Toberman Neighborhood Center, St. Peters Church and the San Pedro Chamber of Commerce, information on how to participate in the community survey was disseminated. Open between October and December 2018, a total of 188 community surveys were completed.

Of the 188 surveys completed, 66 were from residents who lived within the Barton Hill-Downtown San Pedro target neighborhood boundaries; and 122 were from individuals who worked, visited, or owned a property or a business in the target neighborhood, but lived in another part of San Pedro or elsewhere. Of these 122, 68% lived somewhere else in San Pedro, and the rest hailed from other areas such as Rancho Palos Verdes, Santa Monica, Long Beach, Torrance and Harbor City. Available in both English and Spanish, of the surveys completed, 185 were completed using the English version and 3 in Spanish.

Target neighborhood residents were asked questions about service needs and utilization, including youth and health, satisfaction with public services, and community cohesion. All respondents were asked questions about neighborhood perceptions and issues, safety and desired improvements. The full community survey instrument plus responses are provided at the end of this document.

Respondent Characteristics

To gauge whether certain populations may be more or less represented in the survey results, an analysis comparing the demographic characteristics of the survey respondents to San Pedro in general was conducted.

As illustrated in Table 1 below, both the target neighborhood and non-target neighborhood respondents tended to be older, female, homeowners, and have higher incomes than target neighborhood and non-target neighborhood residents in general.

Table 1. Characteristics of Survey Respondents versus Target Neighborhood and San Pedro

	Target Neighborhood Respondents	Target Neighborhood Demographics*	Non-Target Neighborhood Respondents	San Pedro Demographics*
Total Respondents**	56		121	
Age				
18-24	2%	17%	2%	12%
25-40	39%	30%	8%	26%
41-54	27%	32%	34%	29%
55-61	20%	12%	21%	12%
62 or older	13%	11%	36%	21%
Gender				
Male	29%	48%	32%	49%
Female	71%	52%	68%	51%
Race/Ethnicity***				
Black	9%	11%	8%	6%
White	23%	49%	63%	66%
Hispanic/Latino	68%	70%	23%	47%
Other	10%	40%	18%	27%
Housing Tenure				
Rent	40%	87%	23%	58%
Own	58%	13%	75%	42%
Household Income				
Under $10,000	12%	12%	2%	6%
$10,000 - 29,999	10%	45%	5%	22%
$30,000 – 49,999	22%	16%	11%	16%
$50,000 or more	56%	27%	82%	56%

*2011-2015 American Community Survey 5-year estimates

**Not all survey respondents provided demographic information.

***Respondents could choose more than one race/ethnicity.

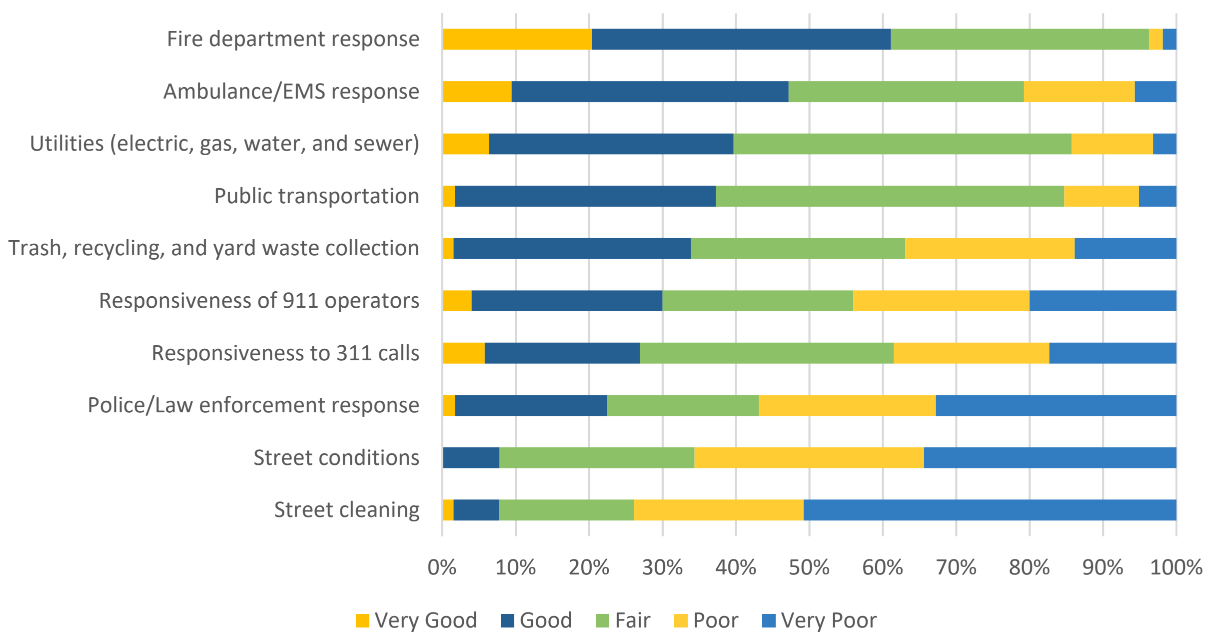
Target Neighborhood Respondents

Of the 66 survey respondents living in the target neighborhood, nearly half (47%) have lived in Barton Hill-Downtown San Pedro for more than 20 years, 26% have lived in the community between 6 – 20 years, and 27% for 5 years or less. Given the long tenure of respondents in the community, it is not surprising that over one-third (36%) were born or grew up in the neighborhood. Respondents cited the area being an affordable place to live (30%) as the next most common reason for moving into the neighborhood.

Public Services

Target neighborhood respondents were asked to rate the quality of different public services in Barton Hill-Downtown San Pedro. Top ratings went to fire department response with 61% considering it to be very good or good. On the opposite end, street cleaning and street conditions received the lowest ratings of poor or very poor (74% and 66%, respectively) followed by police/law enforcement response (57%).

Figure 1. Public Services Ratings in Barton Hill-Downtown San Pedro



Most respondents used their own vehicle (86%) as their primary mode of transportation as opposed to public transit, biking, a car service or walking (1% each).

Employment

Of the target neighborhood respondents, nearly three-quarters (73%) are working full- or part-time, and the unemployment rate is 12%. Only 18% are not in the workforce (i.e. those not looking for work, unable to work, or retired).

Youth

Nearly half of the target neighborhood respondents (47%) have children 18 and younger. Of those respondents, 42% have children five and under, and 94% have school age (K-12) children. Of the children 5 and under, only 30% are enrolled in an early childhood program (including Head Start/Early Head Start, child care center, and preschool). The majority of school-age children (69%) attend a LAUSD public school. The school-age children participate in a variety of youth programs (e.g. after school, college preparation, faith-based, sports), but nearly 43% do not participate in any.

Health

Self-reported health among survey respondents is generally positive, with about two-thirds reporting excellent or good health. Parents reported that their children's health is better, but still nearly one in five children are in fair health. About two-thirds of respondents (70%) said they use a primary care doctor when sick or in need of health advice, followed by an urgent care center (16%), and hospital emergency room (10%). Virtually no one utilized Harbor Community Clinic. The greatest challenge cited to accessing quality affordable health care was cost (24%).

Survey respondents indicated that either themselves or another member of their household suffered from a variety of medical conditions, the most frequently cited ones being asthma (42%), high blood pressure (35%), and weight problem (33%). The greatest health care needs identified by respondents were dental services (35%), eye care (31%), and physical fitness/exercise programs (27%).

Services

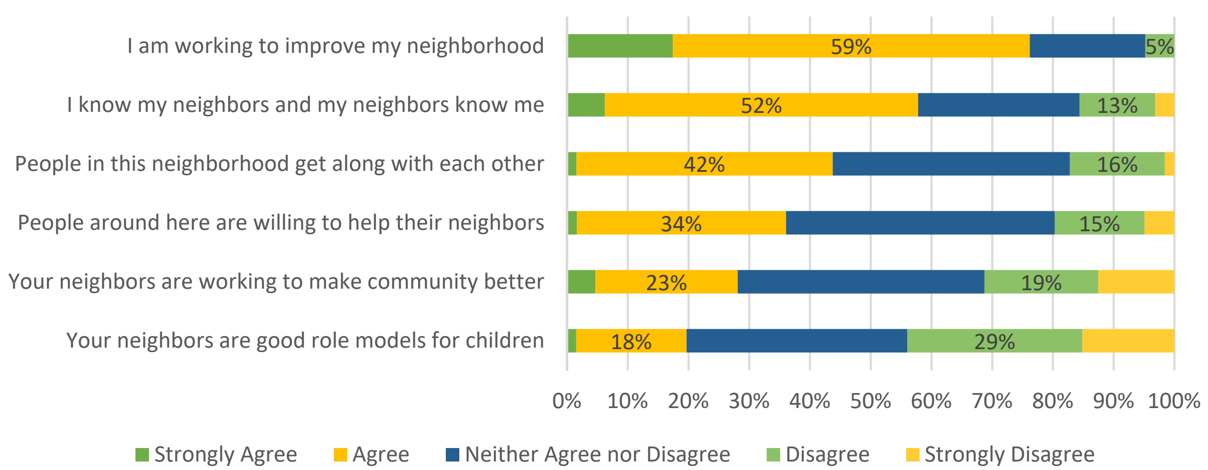
The non-health services survey respondents have the greatest need for at this time are budgeting/financial literacy/credit repair (29%), followed by youth programs (24%); 40% reported not needing any services at all.

Survey respondents were fairly knowledgeable about different local service providers in the community including Toberman Neighborhood Center (82%), Port of LA Boys and Girls Club (81%), and Beacon House (71%); only 15% did not know about any of the providers listed. While there was good knowledge about who the service providers are, there was very little utilization among the respondents who knew about a specific service provider, with the highest being the Harbor Gateway Worksource Center (16%) and Boys and Girls Club (14%).

Community Connections

A significant percentage of respondents felt that they were working to improve the neighborhood (strongly agree or agree, 73%), and over half (56%) felt that they knew their neighbors and vice versa. On the other hand, while they knew their neighbors, respondents did not necessarily feel positive about them and being willing to help each other out, their efforts to make the community better or being good role models for children.

Figure 2. Community Connections



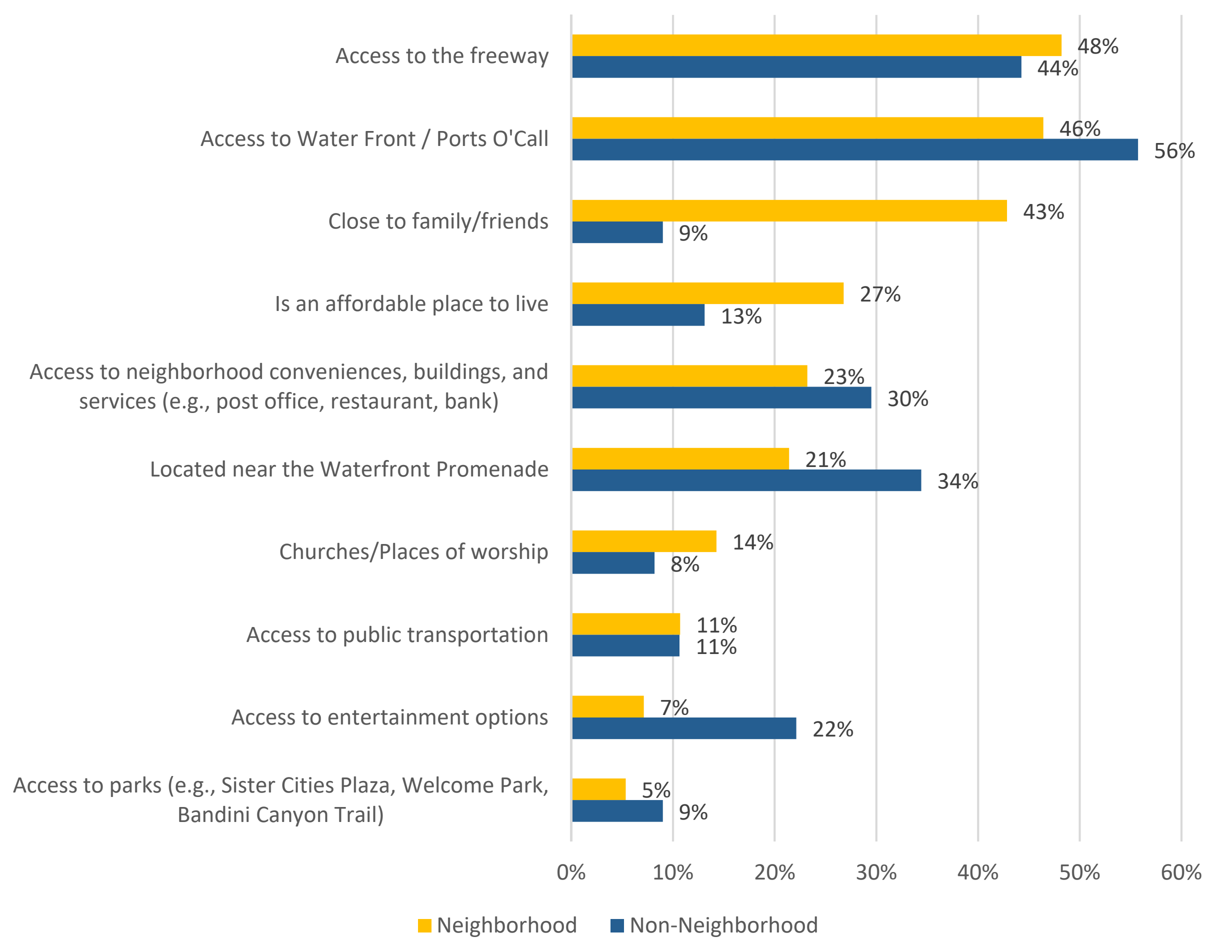
All Community Respondents

Both target neighborhood and non-target neighborhood survey respondents were asked about what they liked about the Barton Hill-Downtown San Pedro neighborhood, what improvements are most needed, how safe they feel, and the types of businesses they would like to see.

Community Assets

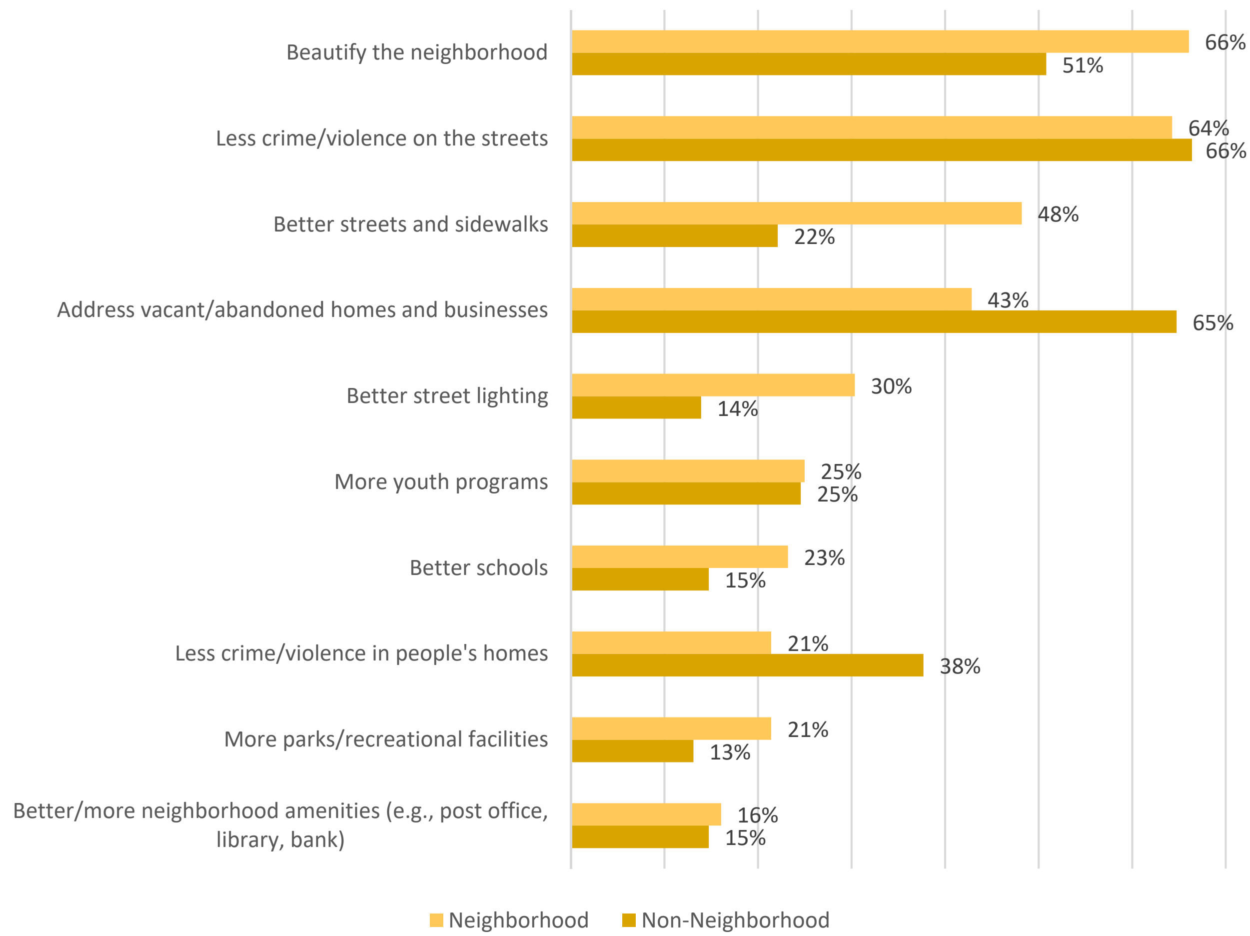
The top two things both target and non-target neighborhood respondents liked about the neighborhood were its access to the freeway and access to the waterfront/Ports O'Call. After that, they varied as to what they liked the most about the community. Target neighborhood respondents liked the proximity to family and friends, the affordability of the area, and access to neighborhood conveniences. For non-target neighborhood respondents, access to the Waterfront Promenade, entertainment options and neighborhood conveniences were the next biggest draws.

Figure 3. Top 10 Things That Respondents Like the Most About Barton Hill-Downtown San Pedro



With regard to improvements most needed, less crime/violence and beautifying the neighborhood were among the top three improvements cited by both target and non-target neighborhood respondents. Target neighborhood residents also wanted better streets and sidewalks and for vacant/abandoned homes and businesses to be addressed. Non-target neighborhood residents wanted the vacant/abandoned homes and businesses addressed followed by less crime/violence in people's homes.

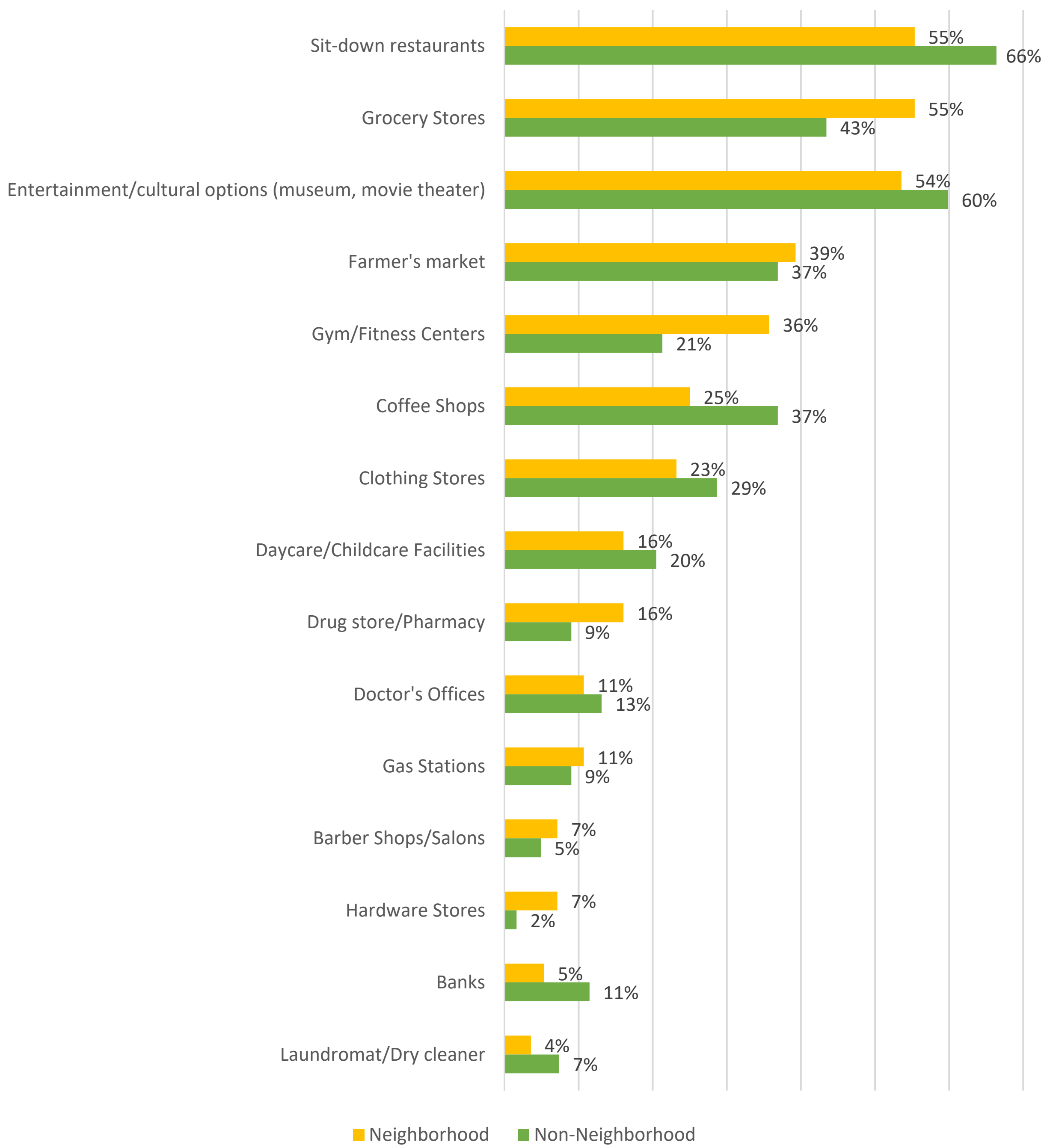
Figure 4. Top 10 Neighborhood Improvements Needed



Local Businesses

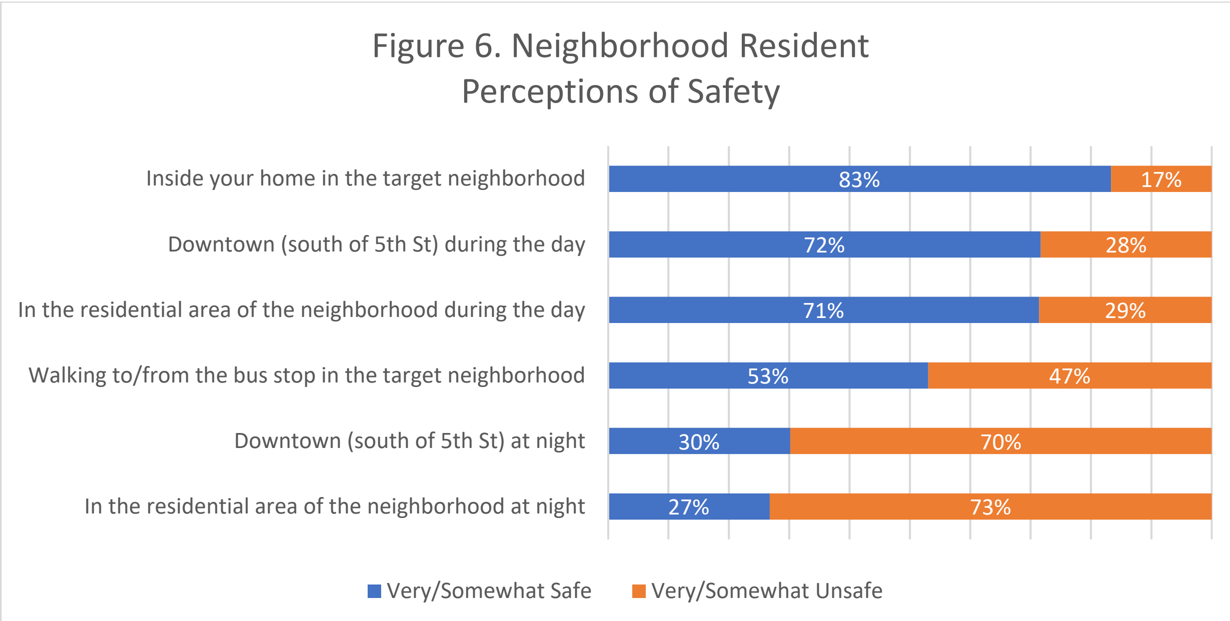
Respondents were asked what businesses they would like to see more of in the neighborhood. For both target and non-target neighborhood residents, the top three responses were sit down restaurants, grocery stores, and entertainment/cultural options (e.g. movie theater, museum).

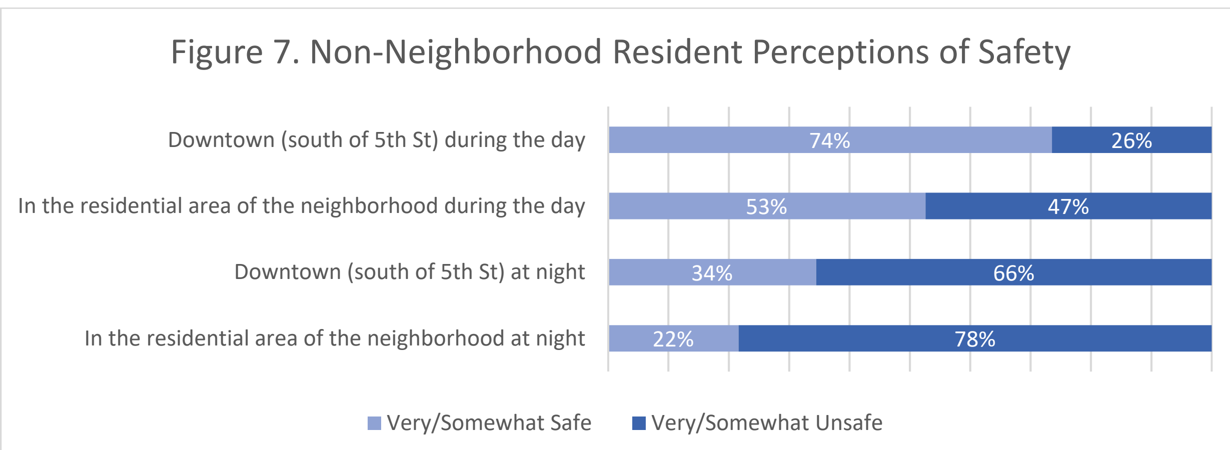
Figure 5. Businesses Desired



Safety

Target neighborhood respondents reported feeling safest in their home and during the day throughout the neighborhood, and the least safe at night downtown or in the residential area. For non-neighborhood residents, they only felt safe downtown during the day.

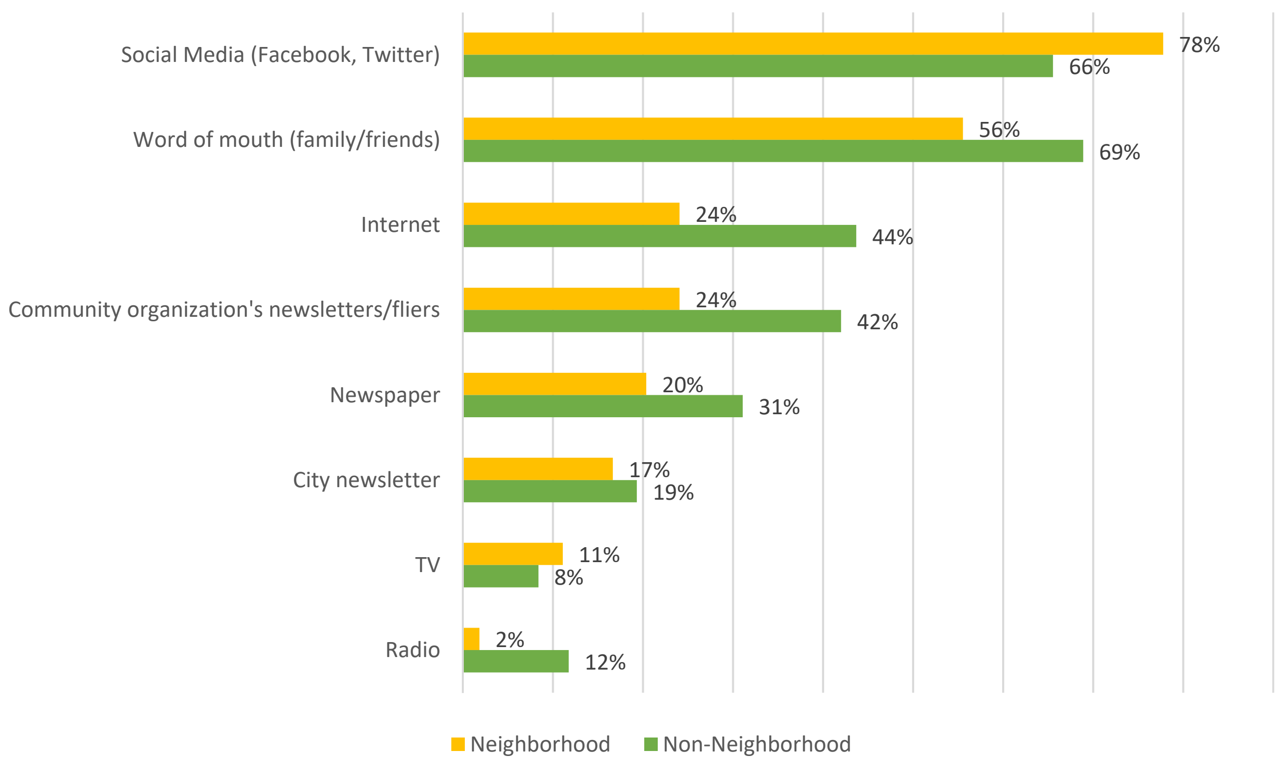




Communication

For both target and non-target neighborhood residents, the top two methods of getting information about what is happening in the target neighborhood is social media and word of mouth, followed by the internet and a community organization's newsletter or flier. The most frequently cited community organizations include the Neighborhood Councils, San Pedro Chamber of Commerce, Councilman Busciano's Office, San Pedro Today and the San Pedro Historic Society.

Figure 8. Neighbohood Information Sources



Barton Hill-Downtown San Pedro Neighborhood Survey
Final Data Tables - January 2019

NOTE: Prefer not to answer, No responses, Not sure, Don't know and N/A are excluded from percent calculations

Q1. How would you describe your connection with the Barton Hill-Downtown San Pedro neighborhood?
(CHECK ONLY ONE RESPONSE - If you are a resident AND work in the neighborhood, business owner, etc., please only check resident.)

Answer Choices	Response Percent	Response Count
Resident	35.11%	66
Work in the neighborhood	20.21%	38
Property Owner, but do not live there	9.57%	18
Business Owner	4.79%	9
Other (please specify)	30.32%	57
	Answered	*188*
	Skipped	*0*

Other Responses: San Pedro resident (33), Visitor (14), Partner Organization (7), Family (2), None (1)

Q2. How long have you lived in the Barton Hill-Downtown San Pedro neighborhood?

Answer Choices	Response Percent	Response Count
Less than one year	1.5%	1
1-5 years	25.8%	17
6-10 years	12.1%	8
11-20 years	13.6%	9
More than 20 years	47.0%	31
	Answered	*66*
	Skipped	*122*

Q3. Why did you move to the Barton Hill-Downtown San Pedro neighborhood?

Answer Choices	Response Percent	Response Count
I was born/grew up here	36.4%	24
Affordable place to live	30.3%	20
To be near family or friends	13.6%	9
Convenient location	7.6%	5
Safe place to live/low crime	6.1%	4
Other (please specify)	6.1%	4
	Answered	*66*
	Skipped	*122*

Other Responses: Availability of Housing (3), Work (1),

Q4. How do you rate the following public services in the Barton Hill-Downtown San Pedro neighborhood? (CHECK ONE RESPONSE FOR EACH ROW)

	Answer Choices											
	Very Good		Good		Fair		Poor		Very Poor		Not Sure	
Categories	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total Responses
Fire department response	20.4%	11	40.7%	22	35.2%	19	1.9%	1	1.9%	1	12	54
Ambulance/EMS response	9.4%	5	37.7%	20	32.1%	17	15.1%	8	5.7%	3	13	53
Utilities (electric, gas, water, and sewer)	6.3%	4	33.3%	21	46.0%	29	11.1%	7	3.2%	2	3	63
Responsiveness to 311 calls	5.8%	3	21.2%	11	34.6%	18	21.2%	11	17.3%	9	14	52
Responsiveness of 911 operators	4.0%	2	26.0%	13	26.0%	13	24.0%	12	20.0%	10	16	50
Police/Law enforcement response	1.7%	1	20.7%	12	20.7%	12	24.1%	14	32.8%	19	8	58
Public transportation	1.7%	1	35.6%	21	47.5%	28	10.2%	6	5.1%	3	7	59
Trash, recycling, and yard waste collection	1.5%	1	32.3%	21	29.2%	19	23.1%	15	13.8%	9	1	65
Street cleaning	1.5%	1	6.2%	4	18.5%	12	23.1%	15	50.8%	33	1	65
Street conditions	0.0%	0	7.8%	5	26.6%	17	31.3%	20	34.4%	22	2	64
											Answered	*66*
											Skipped	*122*

Q5. What is your PRIMARY mode of transportation?

Answer Choices	Response Percent	Response Count
Your own car/truck/vehicle	86.4%	57
Ride from someone else	4.5%	3
Ride Program (e.g., Access)	3.0%	2
Taxi, Uber, Lyft	1.5%	1
Public Transportation (e.g., Metro Bus, Silver Line, DASH)	1.5%	1
Bicycle/Bike Share	1.5%	1
Walk	1.5%	1
	Answered	*66*
	Skipped	*122*

Q6. Do you agree or disagree with the following statements about the Barton Hill-Downtown San Pedro neighborhood? (MARK ONE FOR EACH ROW)

	Answer Choices											
	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree		Not Sure	
Categories	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total
I am working to improve my neighborhood	17.5%	11	58.7%	37	19.0%	12	4.8%	3	0.0%	0	3	63
I know my neighbors and my neighbors know me	6.3%	4	51.6%	33	26.6%	17	12.5%	8	3.1%	2	2	64
People in this neighborhood get along with each other	1.6%	1	42.2%	27	39.1%	25	15.6%	10	1.6%	1	2	64
People around here are willing to help their neighbors	1.6%	1	34.4%	21	44.3%	27	14.8%	9	4.9%	3	5	61
Your neighbors are working to make community better	4.7%	3	23.4%	15	40.6%	26	18.8%	12	12.5%	8	2	64
Your neighbors are good role models for children	1.5%	1	18.2%	12	36.4%	24	28.8%	19	15.2%	10	0	66
											Answered	*66*
											Skipped	*122*

Q7. Do you have any children less than 18 years old living in your household?

Answer Choices	Response Percent	Response Count
Yes	47.0%	31
No	53.0%	35
	Answered	*66*
	Skipped	*122*

Q8. Which types of child care do you use for children ages 0-5 in your household who are not yet enrolled in kindergarten? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Cared for by a family/friend	30.8%	4
Other child care center (e.g., faith-based program, day care)	23.1%	3
Early Head Start/Head Start	7.7%	1
Cared for by a nanny or babysitter	7.7%	1
Preschool	0.0%	0
None, I am a stay at home mom	30.8%	4
N/A - No children ages 0-5 who are not enrolled in kindergarten		18
	Answered	*31*
	Skipped	*157*

Q9. What type of school(s) do the school-age (K-12) children in your household attend? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
A public school operated by LAUSD	69.0%	20
A charter school	13.8%	4
A private/faith-based school	10.3%	3
Other	6.9%	2
Home School	0.0%	0
Not attending school	0.0%	0
N/A - No school-aged children in household		4
	Answered	*33*
	Skipped	*155*

Q10. Is your school-aged child(ren) enrolled in any of the following types of youth programs? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Sports/recreation	39.3%	11
After school program	25.0%	7
Faith-based/Church-based youth programs	21.4%	6
College preparation program	17.9%	5
Tutoring	14.3%	4
Arts/Music program	3.6%	1
Job training/Employment program	3.6%	1
Mentoring	3.6%	1
Drug prevention	0.0%	0
None	42.9%	12
N/A - No school-aged children in household		3
	Answered	*31*
	Skipped	*157*

Q11. In general, how would you rate the health of: (MARK ONE FOR EACH ROW)

	Answer Choices											
	Excellent		Good		Fair		Poor		Very Poor		N/A - none in household	
Categories	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total
Self	23.08%	15	43.08%	28	29.23%	19	4.62%	3	0.00%	0	0	65
Other adults in the household	13.56%	8	52.54%	31	28.81%	17	5.08%	3	0.00%	0	6	59
Children in household	26.47%	9	55.88%	19	17.65%	6	0.00%	0	0.00%	0	31	34
											Answered	*65*
											Skipped	*123*

Q12. Does anyone in your household have any of the following medical conditions? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Asthma	41.7%	25
High blood pressure or hypertension	35.0%	21
Weight problem	33.3%	20
Diabetes	28.3%	17
Depression	28.3%	17
Extreme stress or anxiety	25.0%	15
Mental health condition/disorder	16.7%	10
Addiction/Substance abuse problem	3.3%	2
Other heart disease	3.3%	2
None	25.0%	15
Other (please specify)	8.3%	5
Don't Know		1
Prefer not to answer		4
	Answered	*65*
	Skipped	*123*

Other Responses: Epilepsy (2), Eczema (1), Parkinson's Disease (1), Allergies (1)

Q13. Where do you and your children most often go when you are sick or in need of health advice?

Answer Choices	Response Percent	Response Count
Other primary care doctor/specialist	69.8%	44
Urgent Care Center (e.g., Provided Urgent Care, HealthCare Partners San I	15.9%	10
Hospital Emergency Room (e.g., Providence Little Company of Mary Medica	9.5%	6
Harbor Community Clinic	1.6%	1
Non-Emergency Services from hospital	1.6%	1
Not receiving health services	1.6%	1
No Response		2
	Answered	*65*
	Skipped	*123*

Q14. Which unmet health care needs does your household have? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Dental services	35.5%	22
Eye care	30.6%	19
Physical fitness/exercise programs	27.4%	17
Nutrition/health cooking programs	16.1%	10
Primary health care	12.9%	8
Mental health counseling and services	12.9%	8
Services to help alleviate stress, anxiety, depression	11.3%	7
Health education/prevention/screenings	6.5%	4
Treatment for asthma	6.5%	4
Chronic disease management	6.5%	4
Treatment for diabetes	4.8%	3
Treatment for hypertension/high blood pressure	4.8%	3
Prenatal care	3.2%	2
Alcohol/drug treatment services	1.6%	1
Stop smoking services	1.6%	1
Pediatric care	1.6%	1
Child vaccines	1.6%	1
New parent/child programs	1.6%	1
None	45.2%	28
Other (specify need)	1.6%	1
Prefer not to answer		3
	Answered	*65*
	Skipped	*123*

Other Responses: Autism services (1)

Q15. What if any challenges do you face in accessing quality affordable health care?

Answer Choices	Response Percent	Response Count
Cost	23.7%	14
Long waiting room times	6.8%	4
Waitlist	1.7%	1
Long distance to services that accept my health zone plan	1.7%	1
Offices are not open when I need them	1.7%	1
Lack of transportation	0.0%	0
Eligibility	0.0%	0
Don't know where to access services	0.0%	0
I don't need health care services	8.5%	5
None	54.2%	32
Other (please specify)	1.7%	1
Prefer not to answer		4
	Answered	*63*
	Skipped	*125*

Other Responses: Not equipped for child with autism (1)

Q16. What non-health services do you or a member of your household need at this time (i.e., immediate needs)? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Budgeting/financial literacy/credit repair	29.0%	18
Youth programs	24.2%	15
Help with financial and legal business, such as assistance with paying bills c	16.1%	10
Computer training	14.5%	9
Small business training	12.9%	8
Homeownership counseling	11.3%	7
Job training/Job readiness training	11.3%	7
Senior services/Caregiver supportive services	11.3%	7
Vocational training (to obtain a certificate or license)	11.3%	7
Individual or family counseling	9.7%	6
Services for individual with disabilities	9.7%	6
Gang Prevention/Intervention	8.1%	5
Life coach	8.1%	5
Emergency food bank	6.5%	4
GED/Adult Education	6.5%	4
Transportation assistance	6.5%	4
Immigration services	3.2%	2
Parenting skills classes	3.2%	2
Remove/expunge criminal conviction	3.2%	2
English as a Second Language (ESL)	1.6%	1
None	40.3%	25
Other (Specify need)	1.6%	1
	Answered	*62*
	Skipped	*126*

Other Responses: Service for severe autism preteen (1)

Q17. For each of the following, please indicate whether:
1) You're aware of the service provider
2) You have received services from the organization/program
3) Please indicate in the comment box why you have not participate in any programs that you are aware of and are relevant to your household.
(CHECK THE BOX TO INDICATE YES. LEAVE BOX BLANK IF IT DOES NOT APPLY.)

	Answer Choices				
	Aware of Service Provider		If Aware, Participate in Services/Program		Total
Toberman Neighborhood Center	82.3%	51	7.8%	4	51
Harbor Boys & Girls Club	80.6%	50	14.0%	7	50
Beacon House (men's addiction recovery)	71.0%	44	2.3%	1	44
Harbor Interfaith Services Family Resource Center	66.1%	41	0.0%	0	41
YWCA of the Harbor Area & South Bay	66.1%	41	12.2%	5	41
Rainbow Services (domestic violence services)	53.2%	33	3.0%	1	33
Harbor Gateway Worksource Center	50.0%	31	16.1%	5	31
LA County Department of Mental Health	38.7%	24	4.2%	1	24
LA County San Pedro Services Center (senior services)	33.9%	21	4.8%	1	21
Shawl (Support for Harbor Area Women's Lives) House	27.4%	17	5.9%	1	17
None	14.5%	9			9
				Answered	*62*
				Skipped	*126*

3) If aware of program and program is relevant to your household, explain why you don't participate. (2 responses)

Did not provide the level of service needed

Just moved to the area

Q18. Are you currently working?

Answer Choices	Response Percent	Response Count
Yes, full time	62.9%	39
Yes, part time	9.7%	6
No, and currently looking for work	9.7%	6
No, and not currently looking for work	4.8%	3
No, and not currently able to work	3.2%	2
No, I'm retired	9.7%	6
	Answered	*62*
	Skipped	*126*

Q19. If you do not live in the Barton Hill-Downtown San Pedro neighborhood, in which neighborhood do you currently live?

Answers Given	Response Percent	Response Count
San Pedro	68.0%	83
Rancho Palos Verdes	6.6%	8
Santa Monica	4.1%	5
Long Beach	3.3%	4
Harbor City	2.5%	3
Torrance	2.5%	3
Other	13.1%	16
	Answered	*122*
	Skipped	*66*

Other Responses: Carson (2), Compton (2), Gardens (1), Paramount (1), Riverside (1), San Clemente (1), Wilmington (2), Yorba Linda (1), Not Specified (5)

Q20. What do you like most about the Barton Hill-Downtown San Pedro neighborhood? (SELECT UP TO FIVE)

Answer Choices	Neighborhood Response Percent	Neighborhood Response Count	Non-Neighborhood Response Percent	Non-Neighborhood Response Count
Access to the freeway	48.2%	27	44.3%	54
Access to Water Front / Ports O'Call	46.4%	26	55.7%	68
Close to family/friends	42.9%	24	9.0%	11
Is an affordable place to live	26.8%	15	13.1%	16
Access to neighborhood conveniences, buildings, and services (e.g., post office, restaurant, bank)	25.0%	14	29.5%	36
Located near the Waterfront Promenade	21.4%	12	34.4%	42
Churches/Places of worship	14.3%	8	8.2%	10
Access to public transportation	10.7%	6	10.7%	13
Access to entertainment options	7.1%	4	22.1%	27
Access to parks (e.g., Sister Cities Plaza, Welcome Park, Bandini Canyon Trail)	7.1%	4	9.0%	11
Is a safe place to live	7.1%	4	3.3%	4
Shopping/retail store options	5.4%	3	19.7%	24
Access to social services (i.e., Toberman Neighborhood Center, House of Hope, Harbor Area Boys and Girls Club)	5.4%	3	17.2%	21
Harbor Occupational Center	5.4%	3	9.8%	12
Located near Harbor College	5.4%	3	4.9%	6
Located near Pacific Avenue Corridor	5.4%	3	4.1%	5
Harbor Gateway Work Source Center	3.6%	2	13.1%	16
Located near Harbor Occupational Center	3.6%	2	5.7%	7
Harbor College	1.8%	1	9.0%	11
Employment opportunities	1.8%	1	8.2%	10
High quality schools	1.8%	1	7.4%	9
Located near Gateway Work Source Center	0.0%	0	2.5%	3
Availability of child care	0.0%	0	0.0%	0
Nothing	10.7%	6	9.8%	12
Other (specify)	0.0%	0	3.3%	4
	Answered	***56***		***122***
	Skipped	***10***		***0***

Other Responses - Non-Neighborhood: Neighborhood feel (1), Historical significance (2), arts and cultural assets (1)

Q21. What improvements do you think are most needed in the Barton Hill-Downtown San Pedro neighborhood? (SELECT UP TO FIVE)

Answer Choices	Neighborhood		Non-Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Less crime/violence on the streets	64.3%	36	66.4%	81
Address vacant/abandoned homes and businesses	42.9%	24	64.8%	79
Beautify the neighborhood	66.1%	37	50.8%	62
Less crime/violence in people's homes	21.4%	12	37.7%	46
Better streets and sidewalks	48.2%	27	22.1%	27
More youth programs	25.0%	14	24.6%	30
More shopping/retail store options	12.5%	7	27.0%	33
Better street lighting	30.4%	17	13.9%	17
More entertainment options	12.5%	7	21.3%	26
Better schools	23.2%	13	14.8%	18
More parks/recreational facilities	21.4%	12	13.1%	16
Better/more neighborhood amenities (e.g., post office, library, bank)	16.1%	9	14.8%	18
Add a community garden	10.7%	6	9.8%	12
More social services	1.8%	1	9.8%	12
Better transportation options	7.1%	4	6.6%	8
More childcare options	7.1%	4	3.3%	4
None	0.0%	0	0.0%	0
Other (specify)	17.9%	10	17.2%	21
	Answered	*56*		*122*
	Skipped	*10*		*0*

Other Responses - Neighborhood: Address homeless issue (4), Address parking issues (2), Less dense housing (1), Less affordable housing (1), Community center (1), More trees (1)

Other Responses - Non-Neighborhood: Address homeless issue (8), Diversify restaurants (3), Address parking issues (2), Less dense housing (2), More housing (1), Community center (1), More trees (1), More jobs (1), More public art (1), Historic preservation (1)

Q22. How safe do you feel in the following locations? (CHECK ONE FOR EACH ROW)

Neighborhood	Answer Choices										
	Very safe		Somewhat safe		Somewhat unsafe		Very unsafe			Not Sure	N/A
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total	Response Count	Response Count
Inside your home in the target neighborhood	35.2%	19	48.1%	26	13.0%	7	3.7%	2	54	1	1
In the residential area of the neighborhood during the day	26.8%	15	44.6%	25	23.2%	13	5.4%	3	56	0	0
Downtown (south of 5th St) during the day	18.9%	10	52.8%	28	20.8%	11	7.5%	4	53	2	1
Walking to/from the bus stop in the target neighborhood	4.1%	2	49.0%	24	16.3%	8	30.6%	15	49	1	6
Downtown (south of 5th St) at night	1.9%	1	28.3%	15	35.8%	19	34.0%	18	53	2	1
In the residential area of the neighborhood at night	1.8%	1	25.0%	14	32.1%	18	41.1%	23	56	0	0
								Answered	*56*		
								Skipped	*10*		

Non-Neighborhood	Answer Choices										
	Very safe		Somewhat safe		Somewhat unsafe		Very unsafe		Total	Not Sure	N/A
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count		Response Count	Response Count
Downtown (south of 5th St) during the day	26.4%	32	47.1%	57	21.5%	26	5.0%	6	121	0	1
In the residential area of the neighborhood during the day	16.4%	19	36.2%	42	37.9%	44	9.5%	11	116	1	5
Downtown (south of 5th St) at night	6.9%	8	27.6%	32	28.4%	33	37.1%	43	116	1	5
In the residential area of the neighborhood at night	4.5%	5	17.1%	19	27.0%	30	51.4%	57	111	2	9
								Answered	*122*		

Skipped	*0*

Q23. What types of businesses would you like to see more of in the Barton Hill-Downtown San Pedro neighborhood? (SELECT UP TO FIVE)

	Neighborhood		Non-Neighborhood	
Answer Choices	**Response Percent**	**Response Count**	**Response Percent**	**Response Count**
Sit-down restaurants	55.4%	31	66.4%	81
Entertainment/cultural options (museum, movie theater)	53.6%	30	59.8%	73
Grocery Stores	55.4%	31	43.4%	53
Farmer's market	39.3%	22	36.9%	45
Coffee Shops	25.0%	14	36.9%	45
Clothing Stores	23.2%	13	28.7%	35
Gym/Fitness Centers	35.7%	20	21.3%	26
Daycare/Childcare Facilities	16.1%	9	20.5%	25
Doctor's Offices	10.7%	6	13.1%	16
Drug store/Pharmacy	16.1%	9	9.0%	11
Banks	5.4%	3	11.5%	14
Gas Stations	10.7%	6	9.0%	11
Laundromat/Dry cleaner	3.6%	2	7.4%	9
Barber Shops/Salons	7.1%	4	4.9%	6
Hardware Stores	7.1%	4	1.6%	2
None	5.4%	3	1.6%	2
Other (please specify)	1.8%	1	9.0%	11
	Answered	*56*		*122*
	Skipped	*10*		*0*

Other Responses - Neighborhood: More quality retail (1)
Other Responses - Non-Neighborhood: More retail (4), Hotel (1), Banquet facilities (1), Parks (2), Fast food (1), Bars (1), Visitor Center (1)

Q24. How old are you?

	Neighborhood		Non-Neighborhood	
Answer Choices	**Response Percent**	**Response Count**	**Response Percent**	**Response Count**
18-24	1.8%	1	1.7%	2
25-40	39.3%	22	8.3%	10
41-54	26.8%	15	33.9%	41
55-61	19.6%	11	20.7%	25
62 or older	12.5%	7	35.5%	43
	Answered	*56*		*121*
	Skipped	*10*		*1*

Q25. What is your gender?

	Neighborhood		Non-Neighborhood	
Answer Choices	**Response Percent**	**Response Count**	**Response Percent**	**Response Count**
Male	28.6%	16	31.7%	38
Female	71.4%	40	68.3%	82
Other	0.0%	0	0.0%	0
	Answered	**56**		**120**
	Skipped	**10**		**2**

Q26. What is your race and ethnicity? (CHECK ALL THAT APPLY)

Answer Choices	Neighborhood		Non-Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Black/African American	8.9%	5	8.3%	10
Caucasian/White	23.2%	13	63.3%	76
Asian	3.6%	2	3.3%	4
American Indian/Aleut/Eskimo/Alaska Native	1.8%	1	2.5%	3
Native Hawaiian/Pacific Islander	0.0%	0	3.3%	4
Hispanic/Latino	67.9%	38	22.5%	27
Other	3.6%	2	9.2%	11
	Answered	*56*		*120*
	Skipped	*10*		*2*

Q27. Do you currently rent or own your home?

Answer Choices	Neighborhood		Non-Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
I rent my home	40.0%	22	23.3%	28
I own my home	58.2%	32	75.0%	90
Other (please specify)	1.8%	1	1.7%	2
	Answered	**55**		**120**
	Skipped	**11**		**2**

Other Responses - Neighborhood: Live with family (1)
Other Responses - Non-Neighborhood: Live with parents (2)

Q28. What is your annual household income, before taxes?

Answer Choices	Neighborhood		Non-Neighborhood	
	Response Percent	Response Count	Response Percent	Response Count
Under $10,000	12.2%	5	2.4%	2
$10,000 to $29,999	9.8%	4	4.8%	4
$30,000 to $49,999	22.0%	9	10.8%	9
$50,000 or more	56.1%	23	81.9%	68
Prefer not to answer		15		38
	Answered	*56*		*121*
	Skipped	*10*		*1*

Q29. How do you get information about what is going on in the Barton Hill-Downtown San Pedro neighborhood? (CHECK ALL THAT APPLY)

	Neighborhood		Non-Neighborhood	
Answer Choices	Response Percent	Response Count	Response Percent	Response Count
Social Media (Facebook, Twitter)	77.8%	42	65.5%	78
Word of mouth (family/friends)	55.6%	30	69.7%	83
Internet	24.1%	13	43.7%	52
Community organization's newsletters/fliers	24.1%	13	42.0%	50
Newspaper	20.4%	11	31.1%	37
City newsletter	16.7%	9	19.3%	23
TV	11.1%	6	8.4%	10
Radio	1.9%	1	11.8%	14
Other (specify below)	3.7%	2	14.3%	17
Specify organization or other source of information		4		30
	Answered	*54*		*119*
	Skipped	*12*		*3*

Other Responses - Neighborhood: Neighborhood Council (1), Random Lengths News (1), Councilman (1), San Pedro Today (1), Chamber (1)

Other Responses - Non-Neighborhood: Neighborhood Council (8), Chamber (6), San Pedro Historic Society (4), Councilman (3), San Pedro Today (3), Random Lengths News (2), Email (2), Boys and Girls Club (2), Schools (2), Worksource (1), Toberman (1), LAPD (1)

Q30. If you are willing to participate in a working group to improve the neighborhood, please indicate your area(s) of interest and provide your contact information. (CHECK ALL THAT APPLY)NOTE: Thi

	Neighborhood		Non-Neighborhood	
Answer Choices	Response Percent	Response Count	Response Percent	Response Count
Public Safety	35.2%	19	10.1%	12
Education and Youth	22.2%	12	13.4%	16
Adult education, jobs, and family supports	7.4%	4	10.1%	12
Housing	18.5%	10	11.8%	14
Neighborhood services, businesses, and conditions (trash, housing stock, q	37.0%	20	11.8%	14
Not interested in participating in a resident advisory group	50.0%	27	67.2%	80
	Answered	*54*		*119*
	Skipped	*12*		*3*

Note: Contact information provided was provided to HACLA apart from survey responses.

Q31. Is there anything else you would like to tell us about the Barton Hill-Downtown San Pedro neighborhood before we end the survey?

Answered	*61*
Skipped	*127*

Neighborhood - Written Responses:

Need for more recreation areas, public art and security.
Make the place better for children.
I want to get involved in this community.
Parking is an issue.
Optimistic about waterfront improvements and impact.
Address homeless issue.
Need sidewalks and streets cleaned.
Address parking, homeless, illegal dumping and trash.
Beautify downtown.
Need to address gangs, homeless and drugs in the community.
Need to address Barton Hill Hotel.
Need to improve safety, address homeless issue and trash.
Object to the location of the homeless shelter in the community.
Public transit needs to have longer hours.
Do not want multi-family in the neighborhood.
Need more affordable housing
Neighborhood is not cohesive.
More people need to participate in the Neighborhood Council.

Non-Neighborhood - Written Responses:

Community has character. Need more affordable housing.
Lots of potential. Need to address vacancies downtown and real and perceived safety.
Need better way of communicating with neighborhood residents.
More restaurant variety and more stores (grocery/pharmacy).
Need to address homeless, clean the streets, and improve safety.
Make it safe for children.
Lots of potential given waterfront improvements, but need to improve the area for waterfront to be successful.
Need more information about the purpose of this process
Need to connect waterfront improvements with the surrounding neighborhoods. Concerned about gentrification.
Last affordable place to live in San Pedro. Downtown needs to be improved. Quality of life is going downward.
Need to services to address gangs and homeless.
Affordable/subsidized housing should be dispersed evenly throughout the City.
Preserve historic sites and invest in those that are deteriorating.
Need to make sure residents of the area are involved in the decision making.
Hopeful for the revitalization of the area.
Make the place better for children. More parks, less crime.
Downtown needs to be improved and has the potential to be great.
Address homeless issue.
Address homeless issue. Make place safer for children.
Safety should be a priority to improve. Waterfront has great potential.
Better police presence and response.
Address homeless issue. Concerned about homeless shelter in the community.
Need to clean the streets and sidewalks and address abandoned homes.
Concerned about homeless shelter in the community.
Clean the neighborhood.
Streets near the elementary school need stop signs and the school needs a parking lot.
Need better screening of tenants. Crime is big issue.
Clean the neighborhood.
Address homeless issue.
I grew up here and still have family in the area.
Is a historic neighborhood. Concerned about gentrification.

Need more gardens and trees
Need attract people from other areas here.
Let's make something happen.
Pleased with Chamber involvement in this effort.
Address homeless and crime. Need to disperse the public housing.
Address homeless and street lighting.
Residential character of neighborhood needs to be protected.
Address homeless.
Don't build too much housing, concerned about homeless shelter in the community, improve safety.
Great history and bones, but need redevelopment.
Concerned about homeless shelter in the community.
Expand the target neighborhood boundaries.

Appendix C:

Business Survey Summary

Business Survey Summary

As part of the Choice Neighborhoods (CN) Planning Grant for the Barton Hill-Downtown San Pedro target neighborhood including the Rancho San Pedro (Rancho) public housing site, the Housing Authority of the City of Los Angeles (HACLA) developed and conducted a survey of downtown businesses to inform the planning process. With support from the Planning Liaisons hired to support the CN Planning effort, Los Angeles Neighborhood Initiative (LANI), and the San Pedro Historic Waterfront Business Improvement District, information on how to participate in the Business Survey was disseminated. Open between October and December 2018, a total of 29 out of approximately 100 businesses completed the survey. Business respondents were asked questions about the current state of business, and challenges and improvements needed to the business environment.

Of the surveys completed, slight over half were completed by the business owner. About 38% of the respondents lived in the target neighborhood, and of those respondents, most had lived in the neighborhood either 1 to 5 years (45%) or more than 20 years (27%). For those who did not live in the target neighborhood, most commuted either 2-3 miles to work (44%) or 5-10 miles (28%). The respondents were predominantly white (81%) and non-Hispanic (75%). The full survey instrument plus responses are provided at the end of this document.

Business Characteristics

Businesses completing the survey ranged from retail stores, food and drink establishments, and entertainment venues, to professional services. The majority were sole proprietor establishments (72%), and few had been in business for less than 5 years (14%). The majority of businesses were small with between 1 to 5 full-time employees (62%), and indicated that they hired locally from San Pedro (79%).

Respondents were mixed in how business is doing at the moment: slightly over half (52%) said business is very good or good; 34%, fair; and 14%, poor or very poor. Businesses were split in terms of their busiest times, with the most active times generally being in the late afternoon/early evening 7 days a week, with a handful of businesses serving very late evening or early morning customers.

The most common form of marketing was social media (76%), followed by referral/word of mouth (59%). Email, print and digital advertising were used between 31% and 41% of respondents. The majority of businesses had a website (79%). Most have regular customers (92%), and for half of the businesses, San Pedro residents make up the majority of their customer base. Businesses were about evenly split between those where the business owner owned the building they were in or if business owner was leasing the space.

Most respondents use their own vehicle when needed for work purposes (85%), but a fair number also walk (19%). A majority of respondents (78%) are interested in or have participated in neighborhood events.

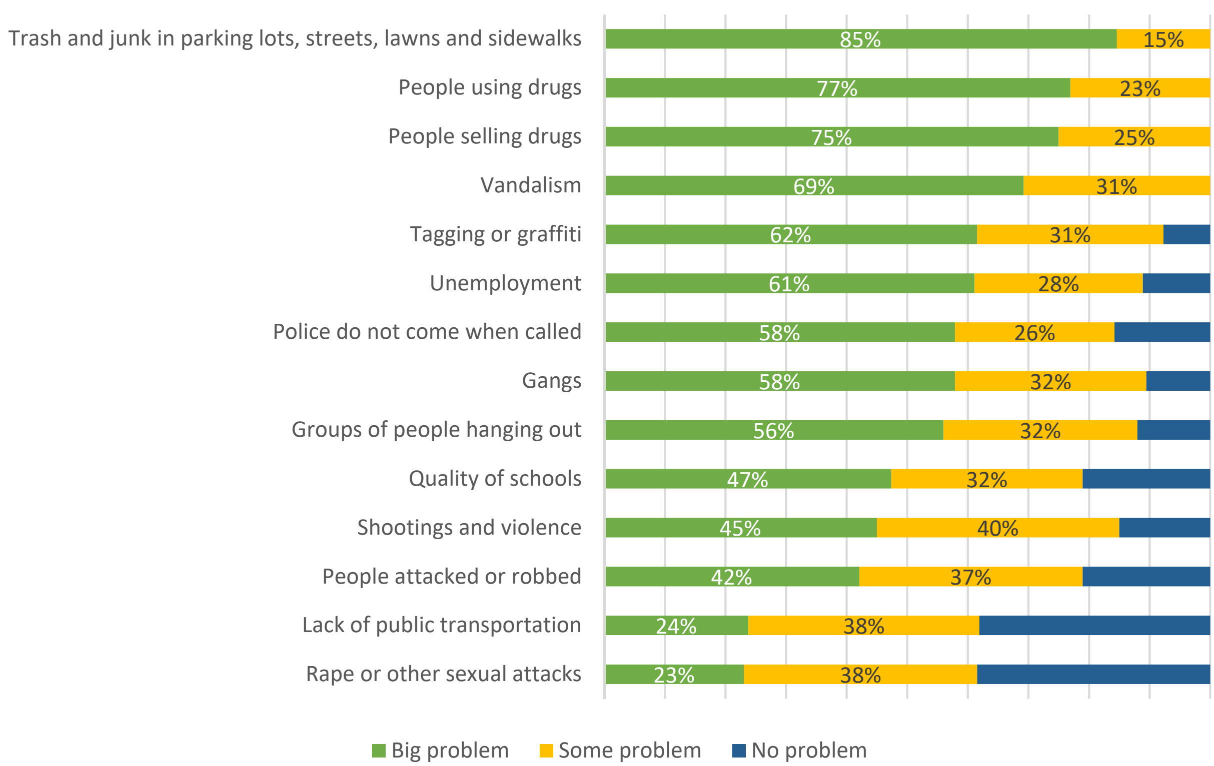
Business Environment

Nearly half of the respondents thought that the top advantage of their businesses' location was the location itself whether because it is downtown San Pedro or close to home. Other advantages cited included affordable rents, being easily accessible from other places, and the quality of the building spaces (13% each).

Almost 60% of business respondents stated that parking for customers in downtown San Pedro could be (34%) or needs to be (24%) improved. Aside from parking, the other most common disadvantage cited was issues with the homeless (33%). Other disadvantages included lack of foot traffic, presence of trash, safety concerns, quality of the infrastructure, and the presence of vacant land and storefronts.

Among respondents biggest concerns with the neighborhood and the impact on their business and employees included trash, drug use, drug sales, vandalism, tagging or graffiti, and unemployment.

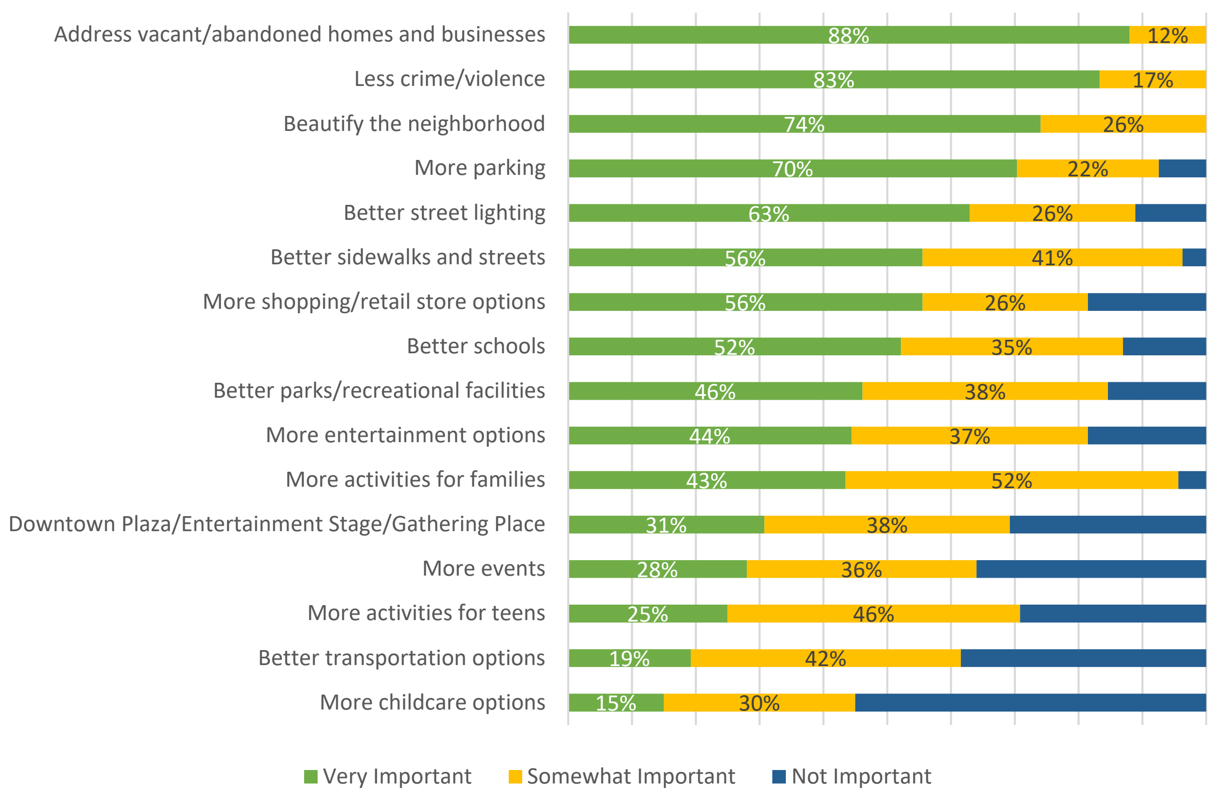
Figure 1. Neighborhood Concerns



For their business to grow, respondents suggested that the following things needed to be improved or addressed in the community: presence of the homeless (32%); parking (21%); safety, business diversity, and the pedestrian experience (18% each); cohesive marketing approach including signage (14%); and developing housing downtown (11%).

When given a list of different improvements possibly needed in the neighborhood and which ones were most important to their business, the top five identified as "very important" were: addressing vacant and abandoned homes and businesses (88%); less crime/violence (83%), beautifying the neighborhood (74%); more parking (70%); and better street lighting (63%).

Figure 2. Improvements Needed



Barton Hill-Downtown San Pedro Business Survey
Final Data Tables - January 2019

NOTE: Prefer not to answer, No responses, Not sure, Don't know and N/A are excluded from percent calculations

Q1. Which of the following describes your position with the business?

Answer Choices	Response Percent	Response Count
Owner	51.7%	15
Manager	20.7%	6
Employee	24.1%	7
Other (please specify)	3.4%	1
	Answered	***29***
	Skipped	***0***

Other Responses: Advisor (1)

Q2. Which of the following describes your current employment status?

Answer Choices	Response Percent	Response Count
Full time (more than 30 hours per week)	75.9%	22
Part time	13.8%	4
Seasonal	3.5%	1
Temporary	6.9%	2
	Answered	***29***
	Skipped	***0***

Q3. Do you currently live in the Barton-Hill Downtown San Pedro neighborhood?

Answer Choices	Response Percent	Response Count
Yes	37.9%	11
No	62.1%	18
	Answered	***29***
	Skipped	***0***

Q4. How long have you lived in the Barton-Hill Downtown San Pedro neighborhood?

Answer Choices	Response Percent	Response Count
Less than one year	9.1%	1
1 to 5 years	45.5%	5
6 to 11 years	9.1%	1
11 to 20 years	9.1%	1
More than 20 years	27.3%	3
	Answered	***11***
	Skipped	***17***

Q5. What is the estimated mileage you commute to work one-way?

Answer Choices	Response Percent	Response Count
0-1 mile	31.0%	9
2-3 miles	27.6%	8
3-5 miles	3.5%	1
5-10 miles	17.2%	5
10-15 miles	10.3%	3
15-20 miles	3.5%	1
More than 20 miles	6.9%	2
	Answered	***29***
	Skipped	***0***

Q6. Would you describe your ethnicity as:

Answer Choices	Response Percent	Response Count
Hispanic or Latino	25.0%	7
Not Hispanic or Latino	75.0%	21
Refused		1
	Answered	***29***
	Skipped	***0***

Q7. How would you describe your race? (YOU MAY CHOOSE MORE THAN ONE RESPONSE)

Answer Choices	Response Percent	Response Count
White	80.8%	21
Black or African American	0.0%	0
American Indian or Alaska Native	0.0%	0
Asian	3.8%	1
Native Hawaiian or Pacific Islander	0.0%	0
Mixed Race	3.8%	1
Other	15.4%	4
Refused		3
	Answered	***29***
	Skipped	***0***

Q8. What is your gender?

Answer Choices	Response Percent	Response Count
Male	42.9%	12
Female	57.1%	16
Other	3.5%	1
	Answered	***29***
	Skipped	***0***

Q9. Which of the following BEST describes the business type or product(s) of the business?

Answer Choices	Response Percent	Response Count
Professional services (insurance/financial/real estate)	17.2%	5
Restaurant – Full service	13.8%	4
Art gallery/studio	10.3%	3
Visitor/Souvenirs/Attraction	10.3%	3
Bar or liquor establishment	3.4%	1
Clothing and shoes/costume	3.4%	1
Convenience store	3.4%	1
Grocery	3.4%	1
Health/social services (medical/dental/counseling)	3.4%	1
Personal and Health Services (barber/salon/spa/wellness)	3.4%	1
Restaurant – “fast food” or fast service	3.4%	1
Antiques/collectibles/repurposed merchandise	0.0%	0
Auto service and repair/auto collectibles/car rental	0.0%	0
Banking	0.0%	0
Discount store/thrift store	0.0%	0
Electronics sales and repair	0.0%	0
Fitness/dance	0.0%	0
Gas Station	0.0%	0
General Merchandise, variety, discount supplies, pharmacy, candy	0.0%	0
Hardware/lawn/garden/locksmith	0.0%	0
Home furnishings and accessories	0.0%	0
Jewelry/gifts/collectibles/hobby	0.0%	0
Music, books, toys or games	0.0%	0
Party goods/office supplies/ stationery/	0.0%	0
Pawn Shop	0.0%	0
Printing/Photography/Signs	0.0%	0
Tattoo Parlor	0.0%	0
Other (please specify)	24.1%	7
	Answered	***29***
	Skipped	***0***

Other Responses: Pet supplies (2), Entertainment/Cultural Activities (3), Non-profit (1), Government (1)

Q10. How would you describe the ownership of the store?

Answer Choices	Response Percent	Response Count
Individually Owned (Sole Proprietor)	72.4%	21
Regionally Owned (part of a regional chain/business)	3.5%	1
Nationally Owned (part of a national chain/business)	0.0%	0
Other (please specify)	24.1%	7
	Answered	***29***
	Skipped	***0***

Other Responses: Corporation (4), Non-profit (2), Government (1)

Q11. How many years has the business been at this location?

Answer Choices	Response Percent	Response Count
Less than 5 years	13.8%	4
5-10 years	24.1%	7
10-15 years	20.7%	6
15-20 years	10.3%	3
More than 20 years	31.0%	9
	Answered	*29*
	Skipped	*0*

Q12. How many employees does the business have?

	Answer Choices										
	0-5 Employees		6-10 Employees		11-15 Employees		16-20 Employees		More than 20 Employees		
Categories	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total
Full time employees	62.1%	18	13.8%	4	3.5%	1	3.5%	1	17.2%	5	29
Part time employees	62.1%	18	13.8%	4	6.9%	2	3.5%	1	13.8%	4	29
Seasonal employees	79.3%	23	3.5%	1	0.0%	0	3.5%	1	13.8%	4	29
Temporary employees	86.2%	25	3.5%	1	3.5%	1	0.0%	0	6.9%	2	29
										Answered	*29*
										Skipped	*0*

Q13. Do you hire locally (i.e., from San Pedro)?

Answer Choices	Response Percent	Response Count
Yes	79.3%	23
No	20.7%	6
	Answered	*29*
	Skipped	*0*

Q14. Which of the following best describes how the business is doing at the moment?

Answer Choices	Response Percent	Response Count
Very Good	27.6%	8
Good	24.1%	7
Fair	34.5%	10
Poor	6.9%	2
Very Poor	6.9%	2
	Answered	*29*
	Skipped	*0*

Q15. Which of the following days and times are the busiest for the business? (CHECK ALL THAT APPLY)

	Answer Choices										
	4am-11am		11am-1pm		1pm-5pm		5pm-8pm		8pm-4am		
Categories	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Total
Weekdays	25.0%	7	50.0%	14	53.6%	15	64.3%	18	14.3%	4	28
Saturdays	33.3%	7	57.1%	12	57.1%	12	47.6%	10	23.8%	5	21
Sundays	35.3%	6	47.1%	8	58.8%	10	52.9%	9	17.7%	3	17
										Answered	*29*
										Skipped	*0*

Q16. How do you currently market your business? (CHECK ALL THAT APPLY)

Answer Choices	Response Percent	Response Count
Print Advertising	34.5%	10
Social Media	75.9%	22
Digital Advertising	31.0%	9
Referral	58.6%	17
Email	41.4%	12
Other (please specify)	3.4%	1
	Answered	***29***
	Skipped	***0***

Other Responses: Cold calling (1)

Q17. Do you have a website?

Answer Choices	Response Percent	Response Count
Yes	79.3%	23
No	20.7%	6
	Answered	***29***
	Skipped	***0***

Q18. Please answer the following questions:

	Answer Choices					
	Yes		No		Not Sure	
	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total
Do you have regular customers?	96.0%	24	4.0%	1	1	26
Do San Pedro residents make up a MAJORITY portion of your customer ba:	50.0%	12	50.0%	12	5	29
If not, where does the MAJORITY of your customer base live?						8
					Answered	***29***
					Skipped	***0***

Other Responses: Los Angeles County (4), Out of state or country (2), Mail order (1), Southern California (1)

Q19. Is there adequate parking for customers?

Answer Choices	Response Percent	Response Count
Yes	37.9%	11
Yes, but it could be improved	34.5%	10
No and it needs to be improved	24.1%	7
No, but it does not need to be improved	3.5%	1
	Answered	***29***
	Skipped	***0***

Q20. What is the current status of the store area/building?

Answer Choices	Response Percent	Response Count
It is owned by the owner of the store	48.3%	14
It is leased from the building owner	51.7%	15
Other (please specify)	0.0%	0
	Answered	***29***
	Skipped	***0***

Q21. What do you think are the advantages of the business location (if any)?

Answered	*23*
Skipped	*6*

Written Responses: Location (11), Affordable space (3), Easily accessible (3), Building features (3), Parking availability (2), Business quality (2), Local community (1)

Q22. What do you think are the disadvantages to this location (if any)?

Answered	*18*
Skipped	*11*

Written Responses: Homeless presence (6), Lack of parking (4), Lack of foot traffic (3), Trash (2), Lack of safety (2), Poor infrastructure (2), Local community (2), Vacant land/storefronts (2), Location (2), Pedestrian environment (2), Area lags behind the times (1), Poor reputation (1), Lack of business diversity (1), Poor marketing of area (1)

Q23. What needs to be improved for businesses to grow in this neighborhood?

Answered	*28*
Skipped	*1*

Written Responses: Homeless issue (9), Lack of parking (6), Lack of safety (5), Pedestrian environment (5), Business diversity (5), Cohesive marketing/signage (4), More housing downtown (3), Improve the neighborhood (2), Clean up trash (2), Fill vacant storefronts (2), Decrease rents (2), Reduce traffic (1)

Q24. Please review the following list of improvements that may be needed in the Barton-Hill Downtown San Pedro neighborhood and rate how important this improvement is to your business.

	Answer Choices							
	Very important		Somewhat important		Not important		Don't Know	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total
Address vacant/abandoned homes and businesses	88.0%	22	12.0%	3	0.0%	0	2	27
Beautify the neighborhood	74.1%	20	25.9%	7	0.0%	0	0	27
Less crime/violence	83.3%	20	16.7%	4	0.0%	0	3	27
More parking	70.4%	19	22.2%	6	7.4%	2	0	27
Better street lighting	63.0%	17	25.9%	7	11.1%	3	0	27
Better sidewalks and streets	55.6%	15	40.7%	11	3.7%	1	0	27
More shopping/retail store options	55.6%	15	25.9%	7	18.5%	5	0	27
Better schools	52.2%	12	34.8%	8	13.0%	3	2	25
More entertainment options	44.4%	12	37.0%	10	18.5%	5	0	27
Better parks/recreational facilities	46.2%	12	38.5%	10	15.4%	4	1	27
More activities for families	43.5%	10	52.2%	12	4.3%	1	3	26
Downtown Plaza/Entertainment Stage/Gathering Place	30.8%	8	38.5%	10	30.8%	8	1	27
More events	28.0%	7	36.0%	9	36.0%	9	2	27
More activities for teens	25.0%	6	45.8%	11	29.2%	7	3	27
Better transportation options	19.2%	5	42.3%	11	38.5%	10	1	27
More childcare options	15.0%	3	30.0%	6	55.0%	11	6	26
Other (please specify in box below)	75.0%	6	0.0%	0	25.0%	2	3	11
Please Specify								6
							Answered	*27*
							Skipped	*2*

Written Responses: Address the homeless (2), More housing downtown (1), Sewer infrastructure (1), Less filming on the street (1), More openess to newcomers (1)

Q25. How often do you use the following types of transportation for work purposes?

	Answer Choices							
	Often		Sometimes		Never		Don't Know	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Total
Your own car/truck/vehicle	85.2%	23	11.1%	3	3.7%	1	0	27
Walk	18.5%	5	25.9%	7	55.6%	15	0	27
Ride share (carpool, vanpool)	7.4%	2	14.8%	4	77.8%	21	0	27
Ride from someone else	3.7%	1	29.6%	8	66.7%	18	0	27
Bicycle	3.7%	1	7.4%	2	88.9%	24	0	27
Metro Bike Share	3.7%	1	0.0%	0	96.3%	26	0	27
Vehicle you borrow from someone else	0.0%	0	18.5%	5	81.5%	22	0	27
Public transportation – bus	0.0%	0	7.4%	2	92.6%	25	0	27
Public transportation – Metro Rail	0.0%	0	3.7%	1	96.3%	26	0	27
Taxi	0.0%	0	3.7%	1	96.3%	26	0	27
Uber or Lyft	0.0%	0	40.7%	11	59.3%	16	0	27
Other (please specify in box below)	0.0%	0	0.0%	0	50.0%	0	0	0
							Answered	*27*
							Skipped	*2*

Q26. Now, please think about the Barton-Hill Downtown San Pedro neighborhood and tell me if the following items are - a big problem, some problem, or no problem at all - to the business, or to you as an employee.

	Answer Choices								
	Big problem		Some problem		No problem		Don't know	Prefer not to answer	
	Response Percent	Response Count	Response Percent	Response Count	Response Percent	Response Count	Response Count	Response Count	Total
Trash and junk in parking lots, streets, lawns and sidewalks	84.6%	22	15.4%	4	0.0%	0	1	0	27
People using drugs	76.9%	20	23.1%	6	0.0%	0	1	0	27
People selling drugs	75.0%	15	25.0%	5	0.0%	0	7	0	27
Vandalism	69.2%	18	30.8%	8	0.0%	0	1	0	27
Tagging or graffiti	61.5%	16	30.8%	8	7.7%	2	0	0	26
Unemployment	61.1%	11	27.8%	5	11.1%	2	7	0	25
Police do not come when called	57.9%	11	26.3%	5	15.8%	3	8	0	27
Gangs	57.9%	11	31.6%	6	10.5%	2	8	0	27
Groups of people hanging out	56.0%	14	32.0%	8	12.0%	3	2	0	27
Quality of schools	47.4%	9	31.6%	6	21.1%	4	8	0	27
Shootings and violence	45.0%	9	40.0%	8	15.0%	3	7	0	27
People attacked or robbed	42.1%	8	36.8%	7	21.1%	4	8	0	27
Lack of public transportation	23.8%	5	38.1%	8	38.1%	8	6	0	27
Rape or other sexual attacks	23.1%	3	38.5%	5	38.5%	5	12	1	26
Other (please specify in box below)	60.0%	3	20.0%	1	40.0%	2	2	1	8
Please Specify									3
								Answered	*27*
								Skipped	*2*

Written Responses: Homelessness (2), Lack of police presence (1)

Q27. What other comments/ideas do you have about the future of this neighborhood's retail business district?

Answered	*15*
Skipped	*14*

Written Responses:

- Must address gang problem and homeless for area to move forward
- Address homeless issue
- Need to increase incomes of local residents to improve retail environmment.
- Address homeless issue
- Retain Farmer's Market on 6th Street
- Must add housing downtown
- Address the needs of children as they are our future
- Need to rebrand the area to something larger than just art.
- Need more housing, marketing and parking
- Address vacant storefronts, increase quality of the retail, improve pedestrian experience.
- Address homeless issue
- Need to attract better retail, and connect waterfront to downtown and LAX via public transit
- Need grocery store like Trader Joe's that will attract younger shoppers.
- Need better signage promoting downtown San Pedro.
- Need to address gateways into downtown from the north and south.

Q28. Are you interested in or have you ever participated in neighborhood events?

Answer Choices	Response Percent	Response Count
Yes	77.8%	21
No	22.2%	6
	Answered	*27*
	Skipped	*2*

Appendix D:

Stakeholder Interviews Summary

Stakeholder Interviews- Summary

As part of the Choice Neighborhoods (CN) Planning Grant for the Barton Hill-Downtown San Pedro target neighborhood including the Rancho San Pedro (Rancho) public housing site, the planning team conducted a series of one-on-one interviews with key stakeholders in the San Pedro community. Ranging from representatives from service providers, local businesses, community organizations, local churches and schools to City agencies, a total of 24 interviews were conducted between October and December 2018. Discussion topics included current challenges and concerns in the community; investments and activities happening in an around the neighborhood; and the work, focus and future direction of their organizations.

This document summarizes the thoughts and viewpoints of interviewees plus any other information of relevance to the Choice planning process for the target neighborhood. A list of the interviewees is provided at the end of this document.

Youth

Across all interviewees, there was a universal desire to improve outcomes and the living and experiential environment for youth.

- Early childhood
    - lack of affordable quality childcare facilities and spots in the area:
        - no Head Start or Early Head Start close by (note that the Volunteers of America operates the Santa Cruz Head Start facility located just north of Ranch San Pedro);
        - YWCA runs World Tots LA located in the same building as the Port of LA Boys and Girls Club – offers childcare (0-5) and serves youth from the area as well as Port employees, may have sliding scale fee but not sure
        - Barton Hill Elementary has a state pre-K program at the school that is filled on a first-come, first-served basis
        - LA County San Pedro Services Center offers childcare (0-5) for low-income parents who are working or attending vocational training
    - cultural expectation that mothers will stay and home and raise the children versus sending them to a childcare center; and
    - children are entering Kindergarten without basic skills including knowing the alphabet, how to write their name, simple life skills and weak on technology
- Family dynamics
    - high percentage of students with parents incarcerated or in and out of the criminal justice system especially among black students;
    - parents have non-traditional work hours resulting in unsupervised children and/or difficulty in participating in school activities;
    - low educational attainment of parents makes it difficult to support the academic achievement of their children or participate in academic events;
    - chronic absenteeism by students due to untreated parental mental health issues;
    - exposure of children to violence and crime at home and in neighborhood coupled with a lack of trauma-informed care and training in the schools

- School-age youth
  - no nearby parks (ability to open up Barton Hill Elementary field for public use?) or afterschool sports, art, music or dance programs – interviewees wanted student engagement in the arts given the wealth of art in the community – note that the San Pedro Waterfront Arts District expressed an interest in starting a public mural/student art program targeted to high school students
  - kids are learning from the internet vs. schools or parents
  - gang involvement is a real problem and major contributor to criminal activity in the neighborhood – children are looking to belong, feel like they are a part of something – gang intervention programs are now targeting to elementary age students to stop the pipeline
  - for afterschool programs available, are they offering what is appealing to the targeted age group? Need more safe places for school-age students to gather and hang out – engage the youth and ask them what it is they want to do
- Schools – interviewees noted the need to make deliberate connections with the local schools to foster a collaborative network that supports academic achievement
  - Barton Hill Elementary
    - interviewees were generally positive about the school but concerned about the level of academic achievement and what could be done to bolster academic outcomes,
    - even though 82% of the student population is Latino, only one-third of all students are English learners – very unusual
    - current Principal feels supported by the community and well-resourced with the exception of technology, current school improvement initiatives include grant funding an Assistant Principal and teacher trainers (improvements are being seen in test scores),
    - launched an in-house maritime STEAM magnet school program this year in an effort to stem the loss of students to charter and private schools
    - trash, parking, accessibility, traffic circulation during pick-up and drop off, and student safety walking to school need to be addressed
    - are able to offer Saturday school for academic intervention and summer school, but have low interest by student population (about 20% participation)
  - Port of LA High School
    - need for more internships for students in the area that are aligned with the technical education the school offers (construction, video photography and graphic design) once they graduate
    - parking and construction are issues for the school and contribute to student tardiness
    - need green space and recreational opportunities for students – currently the school is renting the sports fields at Banning High School in Wilmington
  - Principals at both schools noted the poor state of “black/brown” relations among their students and how that can spillover into the school climate

Downtown San Pedro and the Business Community

Opinions on the state of downtown San Pedro, reasons for its current condition, and what needs to happen for the area to achieve its full potential varied. Suggestions for how to foster a thriving downtown included:

- Stronger retail options – from stores that customers want to shop at and a greater diversity of goods and services, to stores being open with regular hours was considered essential to generating more foot traffic – whether from locals or cruise ship passengers - and bolster the success of the restaurants downtown, people are looking for lifestyle and some place to go (e.g. Americana at the Grande in Glendale)
- Address lack of parking – not everyone considered this to be an issue, but most agreed that parking got worse when parking meters were removed which enabled drivers to park their car all day in a spot. Suggestions to address this included providing adequate parking in new developments, requiring additional parking when building use changes, and improving the public transportation network.
- Supportive property owners – from renting space to businesses that support a thriving and vibrant downtown, not increasing rents to the point of unaffordability, and activating vacant storefronts, to building maintenance and education on why doing these things creates a win-win situation for all parties involved were suggestions made by interviewees for property owners. This included both long-term investors committed to the success of the area or speculative owners waiting for the San Pedro Public Market to be completed.
- Larger customer base – most interviewees agreed that increasing the customer base and foot traffic, aside from diversifying and improving the business mix, required more housing downtown, a shift in the current practices of San Pedro residents to go downtown instead of Wilmington or Rancho Palos Verdes to spend their time and money, and becoming a destination for non-San Pedro residents.
- Improved wayfinding, signage and gateways coupled with placemaking – several noted the lack of good signage in the area for visitors and concerns about the visually and retail poor gateway to the waterfront from the Harbor Freeway. This signage should also leverage the Cultural District designation of the area.
- Cohesive marketing program – much of what is available downtown is not widely known, and there is a need to promote the area more broadly – the San Pedro Chamber of Commerce and San Pedro Property and Business Improvement District (PBID) are doing some of this via special events (e.g. Dia La Muerte Festival, First Thursdays) but more is needed
- Business-supportive environment – it was noted that starting a business in LA is not easy and business permitting takes a very long time. Having a one-stop shop to assist new and existing businesses with navigating the City's requirements and departments would be helpful.
- Greater support for small businesses – there were concerns that the PBID and Chamber gave priority to the needs of and satisfying their large supporters (e.g. Port, Medical Center) versus working to help all businesses regardless of size. It was suggested that some of the existing small businesses could use technical assistance to help them improve their operations and business model for greater success.

- Stronger workforce pool – benefitting more than just downtown businesses, given the type of new businesses coming to the area (e.g. Space X), there were concerns that San Pedro residents are not well-positioned to obtain jobs with these employers because of education levels, criminal records and drug use. Programs to address and create a pipeline of employment-ready individuals would be beneficial and enable existing residents to benefit from the new investment coming to the community.
- Focus beyond downtown – there are other commercial/retail corridors in the target neighborhood aside from downtown (i.e. Pacific, Gaffey, Harbor Boulevard) that would also benefit from the planning effort and how these areas can become better spaces for businesses, residents and visitors.

Homeless

In June 2018, the State of California declared a State of Emergency on homelessness. In response, the City adopted a comprehensive plan of action to address homelessness, which included the location of a temporary transitional housing facility (bridge housing) in each of the 15 Council districts. For Council District 15, the facility will be located at O'Farrell and Harbor (in the target neighborhood). Concerns about this decision and the impact the facility would have on the community, as well as the existing prevalence of homeless persons downtown and in the neighborhood, were frequently raised by interviewees. From sympathetic and compassionate words about the need to help the homeless, to frustration and deeply felt concerns about resident, employee and neighborhood safety, additional deleterious effect on the business environment and perception of the area, and lack of community process on the siting of the bridge housing facility, most interviewees held these competing views.

Outside of the bridge housing initiative, the only provider identified by interviewees as serving the homeless was Harbor Interfaith, even though there are other providers in San Pedro (e.g. Rainbow Services, Shawl House, House of Hope, Beacon House). Harbor Interfaith only serves women and children, not single men who are the homeless most often found in the downtown area. The Harbor Community Clinic is considering doing street outreach to the homeless and are looking at how other Federally Qualified Health Clinics (FQHCs) in the area are approaching this.

With no easy answers or resolution, the bridge housing facility will have 24/7 police patrol and targeted cleaning and trash removal 5 days a week. With safety and trash cited frequently by survey respondents[1], there could be an opportunity to leverage these additional services to address some of the broader community concerns in the area.

[1] Resident, community and business surveys were conducted as a part of the Barton Hill-Downtown San Pedro Choice Neighborhoods planning process.

Services and Resources

There are a number of organizations that provide a range of services to either Rancho San Pedro residents, other low-income residents in San Pedro, or both. Several of these organizations have been in the community for a long time and several are well-regarded – the most frequently mentioned being Toberman and the Port of LA Boys and Girls Club. Service providers interviewed universally identified challenges around getting the word out about their services, assistance and programs offered.

For many, the span of public knowledge about who they are and what they do was limited to either the area west of Pacific where the highest concentration of low-income residents is found or to San Pedro due to the spatial geographic layout of the City.

A few of the local organizations offer case management services – Toberman through their Family Services Center (6 caseworkers serving approximately 2,500 families annually), and the LA County San Pedro Services Center offers some case management to those who utilize their services. The Port of LA Boys and Girls Club provides case management to kids in their College Bound program (4 case manager working with 140 to 200 kids annually).

Based upon interviewee comments, there is some level of collaboration among individual providers to provide programming and services that one may not offer, but there is no one organization or group convening or organizing providers in San Pedro to help leverage and coordinate their efforts, identify and address service gaps in the community, or serve as a central clearinghouse for information. Toberman indicated that they have working groups on different topics (additional information is needed).

A number of interviewees also indicated their willingness and capacity to serve more residents, expand programs offered and/or provide programs/services on-site in a redeveloped Rancho San Pedro if space were made available. These include:

- Port of LA Boys and Girls Club – able to serve more middle/high school students in their College- and Career-Bound programs; willingness to collaborate with an early childhood education provider to use the Boys and Girls Club space during the day; plan to add additional programming on Saturdays aside from College-Bound
- Harbor College – bring training programs on-site at Rancho San Pedro if it has a community-oriented learning space with a whiteboard and audio-visual equipment and a sizeable computer lab (40-person capacity); have unlimited capacity to offer classes but need at least 15 students to start a class
- Toberman – two new initiatives underway are reopening the Center's gym for physical fitness programming and conducting greater community outreach about services and programs available
- LA County San Pedro Services Center – ability to provide space at their Center (located on the other side of Gaffey from the target neighborhood) for service delivery
- Harbor Community Clinic – breaking ground on a new Pediatric Clinic on Pacific with target opening in 3rd quarter 2019; open to having clinic space on-site at Rancho San Pedro – they are in need of more primary care space
- San Pedro United Methodist Church – has empty offices than can be rented

Many providers also expressed concern about the displacement of Rancho San Pedro residents as a result of redevelopment – whether permanently or during relocation. Specific services/programs that they felt were missing or have very little presence in the community included high quality early childhood education (Head Start and Early Head Start), cultural/arts programming for the youth, accessible youth sports programs, gang domestic violence programs, and mental health services. Providers also recognized the challenges posed by language and cultural barriers and transportation to service utilization and effectiveness.

Public Safety

Gangs are considered the primary perpetrators of violent crime in the neighborhood. The homeless, because of mental health issues including addiction, tend to engage in petty crimes to fund their addiction. The City used to have a gang injunction that allowed police officers to give gang members restraining orders and discourage them from hanging out in an area, but this was essentially ended in 2016 due to lawsuits. Youth are attracted to gangs because by doing things, they can get the respect they want that they are not getting at home. Within San Pedro, most of the gangs are family or location-based, and youth are joining to be a part of something, not necessarily for safety. Among 10 to 17 year olds, gang banging is happening on social media, including tagging groups or cliques that use Instagram or SnapChat to expose turf battles that can then escalate.

There are a few gang-focused programs available in San Pedro – Gang Alternatives Program (like DARE but for gangs), Gang Intervention (GRID) delivered by Toberman, and the Constitutional Rights Foundation and LAPD’s collaborative Cops & Kids Program focused on bridging the gap between law enforcement and youth. Several interviewees stressed the importance of developing a space(s) where kids can go and do things they want to do. For example, the old firehouse at Mesa and Oliver – could this be converted into a community center? Parents also need resources and tools for how to parent their children as they get older. The police are getting calls from parents when they are unable to control their teenage children.

A hot spot for criminal activity is the Barton Hill Motel on Pacific and narcotics sales at the car wash across the street. Meth is prevalent, and youth have Xanax pills and bars and cough syrup. Other contributors to crime in the area include the plethora of liquor stores within a one-mile radius of Pacific, and the numerous I and T alleys that are not well lit between Pacific and the water from Front to 22nd.

An issue impacting police availability in the community noted by several interviewees is the lack of a jail in the area, which means officers have to transport and process suspects in South Central, which can take four hours up to an entire day. There was a jail constructed at the LAPD Harbor Division several years ago that was never opened due to funding and manpower shortages. Making the jail operational, which would need to be updated and recertified to operate as a jail, would help put more officers back on the street in San Pedro.

Finally, the police recognize that residents are reluctant to call for help. Whether due to fear from reprisals, mistrust of the police or language barriers, residents will share what is happening in the neighborhood during meetings with the police but are not willing to call 911.

Communication

Frequent and transparent communication about the redevelopment of Rancho San Pedro and the surrounding community was stressed by interviewees. Targeted audiences include Rancho San Pedro, neighborhood, and San Pedro residents as a whole along with the business community. Whether helping to quash gossip, stem the dissemination of false information, address misperceptions or long held assumptions, or build support and trust, more communication and getting out in front with information is needed. The content and goal of the communication as well as the vehicles through which information should be shared will vary depending upon the target audience given their different interests in the redevelopment of the area. Some suggestions made by interviewees include:

- Rancho San Pedro residents
  - language barriers and literacy levels – communications need to be kept simple and short, use of slang Spanish would be helpful
  - mistrust – sources aside from HACLA need to convey the same message because of mistrust of HACLA among some residents, this is especially true with regard to relocation, right-to-return, and replacement of the public housing units
  - word of mouth – cited as one of the most common ways residents hear about things going on, getting the same and consistent messaging out is extremely important
- Neighborhood residents
  - lack of awareness - most in the community do not know what is happening and the planned redevelopment of Rancho San Pedro, and that this redevelopment, whether positive or negative, will impact them
  - voice in the planning process – need to work to get the larger community to the table and involved in the planning effort for future buy-in and support
- San Pedro residents
  - negative perceptions – with a longstanding reputation for high crime and poverty, the larger San Pedro community has historically avoided the area including downtown. Getting information out about what is happening in the area, who is benefitting, and why it is important to not only to area residents but San Pedro as whole will be important to build support and change perceptions, which will be critical to future success of the area.
  - different information sources – communication efforts should tap into media outlets non-target neighborhood residents use, e.g. San Pedro Today, Daily Breeze, Random Length News, all three Neighborhood Councils (Central, Northwest, Coastal), Neighborhood block watch groups, social media including those managed by partner organizations, etc.
- Businesses
  - get them engaged – some business owners are active and involved, but most are not – consider broadening outreach beyond downtown and down to 11th or 22nd and westward to Pacific at a minimum

Community

San Pedro was characterized by interviewees in a number of ways:

- a community of families that have lived in the area for generations
- people who say what they mean and mean what they say, which can lead to open disagreements that make others uncomfortable
- extreme disparities in wealth between "longshoremen" (i.e. well-paying Port jobs) and the rest of San Pedro – no one really in the middle
- split between old-school San Pedro residents who remember what the community was like back in its heyday and resist change, and younger millennials who think San Pedro is boring with nothing to do
- the forgotten part of the City given its separation from the rest of LA
- very diverse with residents hailing from many different heritages and cultural backgrounds along with concern, given the rich diversity of the population, about the recent creation of Little Italy LA to promote Italian American heritage in San Pedro
- unequal participation and involvement in the community by different groups – African-Americans are disconnected from and do not participate in larger community activities; the Latino population is excluded due to language barriers
- lack of community cohesion - Rancho San Pedro residents are isolated from and the surrounding neighborhood; lack of intercultural opportunities to help bridge these gaps

Development

A number of interviewees noted that a number of new developments, whether mixed use, commercial, or housing only, were in the works in and around downtown San Pedro. Comments included:

- implications these would/could have for the redevelopment of Rancho San Pedro from marketability and scale to final housing program (number of income-restricted units vs. non-income restricted)
- need to provide for accessibility for seniors and people with disabilities
- impacts on quality of life in the area from traffic congestion, even greater parking issues, and loss of what makes San Pedro unique
- gentrification, loss of affordability and long-time residents being priced out of the area – several interviewees mentioned that current employees were finding it difficult to remain in San Pedro because of increasing housing prices or it was challenging to hire new employees from other parts of the region because they could not find an affordable place to live in the community
- downtown viability – having more residents in or close to downtown is essential to improving the quality, breadth and success of businesses downtown
- comprehensive transit review – evaluation of the existing transit options available in San Pedro is needed. With increased density and traffic concerns, a well-connected transit system could help to address some of these concerns.

List of Stakeholders Interviewed

- Alan Johnson, CEO – Jerico Development
- Alison Becker, Senior Advisor – Office of Councilmember Joe Buscaino
- Andrew Silber, Owner – The Whale and the Ale
- Augie Bezmalinovich, Community Affairs Advocate – Port of Los Angeles
- Brenda Baker, Field Representative – Assemblymember Steve Bradford's Office
- Officer Dante Pagulayan, - Los Angeles Police Department
- Darlene Kiyan, Executive Director – Toberman Neighborhood Center
- Diana Nave, Chair, Planning and Land Use Committee – Northwest San Pedro Neighborhood Council
- Elise Swanson, Executive Director – San Pedro Chamber of Commerce
- Francis Ruiz, Operations Manager – San Pedro Historic Waterfront Business Improvement District
- Greg Robinson, Director – LA County San Pedro Service Center
- Priscilla Lopez, Dean, Adult Ed, Non-Credit, Continuing and Community Education - LA Harbor College
- Jonathan Williams, President and CEO – Battleship Iowa Museum
- Linda Grimes, Managing Director – San Pedro Waterfront Arts District
- Pastor Lisa Williams – San Pedro United Methodist Church
- Liz Johnson, Executive Director – Grand Vision Foundation
- Lorena Parker, Executive Director – San Pedro Waterfront Improvement District
- Maria Couch, Vice President - Central San Pedro Neighborhood Council
- Michael Pile, Principal – Barton Hill Elementary School
- Mike Lansing, Executive Director – LA Harbor Boys and Girls Clubs
- George Mora, Executive Director/Principal – Port of LA High School
- Ryan Ferguson, Field Deputy – Office of Councilmember Joe Buscaino
- Sarah Patterson – Assemblymember Patrick O'Donnell's Office
- Tamra King, Executive Director – Harbor Community Clinic

APPENDIX B

Market Analysis for Rancho San Pedro

bae urban economics

Market Analysis for Rancho San Pedro

June 2019

June 12, 2019

Jenny Scanlin
Chief Strategic Development Officer
Housing Authority of the City of Los Angeles
2600 Wilshire Blvd.
Los Angeles, CA 90057

Dear Ms. Scanlin,

On behalf of BAE Urban Economics, Inc., we are pleased to submit this Market Analysis for the Rancho San Pedro project.

After a thorough analysis of demographic, employment, and real estate data, we have determined there is sufficient market demand for the proposed Rancho San Pedro project.

Should you have any questions about the analysis, please contact me.

Sincerely,

Sherry Okun-Rudnak	Aaron Barker
Principal	Senior Associate

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INTRODUCTION

The purpose of this Market Study is to analyze the potential demand for new, market rate development in San Pedro over the next decade.

The study focuses in particular on supportable demand for new market rate housing that would accompany the transformation of Rancho San Pedro, a housing project operated by the Housing Authority of the City of Los Angeles (HACLA). The study also analyzes demand for new commercial uses such as retail and office space.

While the most current published projections from the Southern California Association of Regional Governments (SCAG) have a time horizon of the year 2040, this analysis focuses on demand over the medium term (ten years) to better align with development planning for the forthcoming Rancho San Pedro project.

Because the Rancho San Pedro project will also contain new subsidized housing units in addition to replacement units, this report also considers the broader context of housing affordability within San Pedro, including metrics such as median income, household size, and housing burden by tenure.

Figure 1: Rancho San Pedro Site Plan

Image via Richman Group

Limiting Conditions

This study presents an assessment of current and potential future support for development, based on the identified data sources. It has been prepared to inform stakeholders on policies related to the redevelopment of Rancho San Pedro. Because of the limitations of the scope of this study, available data including any errors by data providers, and the methodologies used, along with the uncertainty inherent in long-term projections, actual development performance may vary considerably from what is presented here. Real estate conditions are dynamic and the analysis and findings presented in this study are subject to change at any time after the publication of this study, based on changes due to macroeconomic conditions at the national and regional level; changes in legislation, regulations, and public policy actions; and decisions by developers, investors, firms, lenders, and other parties that may impact local market conditions and development potential.

KEY FINDINGS

San Pedro is a vibrant, growing community, with supportable demand for up to 3,000 new households over the next decade.

- San Pedro added new households at a faster rate than the larger Harbor Subregion from 2010 to 2018. Its population and household growth projections are expected to significantly outpace the larger trade area, both in the medium and long term. [1]

- Adoption of the San Pedro Community Plan in October 2017 has added significant zoning capacity to the area, freeing up new development opportunities. In addition, Citywide legislation such as Measure JJJ and the Transit-Oriented Communities (TOC) program has upzoned parcels underlying Rancho San Pedro to a “Tier 3”, which offers density bonuses of up to 70 percent.

- San Pedro enjoys strong regional connections with the City of Long Beach, which has seen tremendous growth in new, market rate residential development (both multifamily and condominium) over the past several years. San Pedro can be expected to further capitalize on potential synergies with Long Beach’s downtown core, which offer “proof of concept” for underwriting new development projects.

Key Demand Highlights and Projections

- An estimated **2,540 new households** could be absorbed by San Pedro over the next decade under an “Accelerated” scenario, while **2,990 new households** could potentially be absorbed in a “High Range” scenario.[2]

- A significant portion of these new households (upwards of two-thirds, per Esri projections) can expected to earn incomes that would support rents in new market rate, multifamily developments. This uses a conservative assumption that new households would not spend more than 30 percent of their income on housing.

- With the lack of any new market rate, multifamily development over the past decade, San Pedro is a supply-constrained market with significant pent-up demand, reflected in a multifamily vacancy rate of 4.2 percent.[3] This is also a contributing factor to the submarket’s year-over-year rent growth of 5.6 percent.

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[1] The Harbor Subregion includes San Pedro, the communities of Carson, Torrance, and Lomita, the Community Plan Areas (CPAs) of Wilmington and Harbor Gateway, as well as Downtown Long Beach.
[2] Full projections tables can be found in the Demand Projections chapter.
[3] CoStar, Q4 2018.

Demand Drivers - Economic

- Driven in large part by investments and expansion at Port of Los Angeles, the number of jobs in San Pedro has grown at a faster rate than both the Harbor Subregion as well as Los Angeles County over the last decade. San Pedro's growth rate (0.87 percent, per SCAG projections) is also projected to significantly outpace the larger trade area.

- Upwards of $1.2 billion in planned infrastructure investments by the Port of Los Angeles will not only have a transformative impact on the public realm in San Pedro, but have multiplier effects that reverberate throughout the local economy.[4]

- San Pedro offers a 40-minute commute shed to dynamic, growing employment centers such as El Segundo, South Bay (Torrance), the Long Beach Airport area, and Downtown Long Beach. Reliable transit access to Downtown Los Angeles was also recently upgraded with the expansion of the Metro Silver Line.

Demand Drivers -Demographic

- Over the next five years, growth in San Pedro is predicted to rise fastest for households earning $100,000 to $149,000 (683 new households); $150,000 to $199,999 (529 new households); and above $200,000 (1,115 new households).[5]

- Despite rising incomes, the existing stock of for sale homes in San Pedro remains unaffordable even to those households with above average earnings. The median price of a single-family home in San Pedro was $665,000 in the 12-month period from January 2018 to January 2019; out of reach for the majority of existing residents.

- Millennials continue to exhibit a preference for renting over homeownership. Homeownership rates are lower for millennials than for older generations. In 2015, approximately 27 percent of millennials aged 25 to 34 owned a home. In contrast, approximately 45 percent of Gen Xers and Baby Boomers owned a home at that age. Instead of becoming homeowners, many millennials are remaining renters, while others are living with their parents.[6]

- San Pedro's western border is comprised of a large percentage of single-family homes, with a resident population that is nearing retirement. This cohort of "empty nesters" is

[4] https://www.portoflosangeles.org/references/news_092909_waterfrontfeir
[5] 5-year Esri projections for Census Tracts associated with the San Pedro Community Plan Area, 2018-2023.
[6] The Decennial Census and the ACS via Milennial Homeownership, The Urban Institute, July 2018.

expected to be one of San Pedro's fastest growing segments in the coming years, and likely to downsize in the coming years in exchange for the walkability and convenience of an urban village environment.

Demand Drivers –Improved Amenities

- San Pedro's unique, waterfront appeal will be further enhanced as access to the harbor continues to expand. The Port of Los Angeles is currently exploring options to revitalize the Cabrillo Way Marina area; meanwhile, a continuous waterfront promenade along the forthcoming San Pedro Public Market will re-orient the community, bring together new parks, paths, event spaces, and viewing corridors.

- New retail developments such as San Pedro Public Market will feature up to 16 acres of shops, restaurants, markets and office space. This may have the potential to address some of the area's existing gaps in categories such as food and beverage.

Product Considerations

- One-bedroom comparable properties in San Pedro average 1,044 square feet in size, which is significantly larger than the 761 square feet average for more recently-built projects in the Harbor Subregion. [7] New households may prefer these smaller unit sizes in exchange for better amenities, such as outdoor balcony spaces and fitness centers.

- Vacancies are currently lowest for studios in San Pedro comparable properties (3.7 percent), indicating large demand for smaller unit sizes. Meanwhile, there is a much smaller share of one-bedroom units in San Pedro compared to more recently-built product in the larger trade area (29.5 percent versus 46.8 percent).

- To best capitalize on proximity to new employment centers such as those at AltaSea, new residential projects should prioritize safe, clean, and walkable access to the site for commuters.

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[7] For San Pedro comparable properties, which includes the most recent market rate, multifamily construction (post 2008).

METHODOLOGY

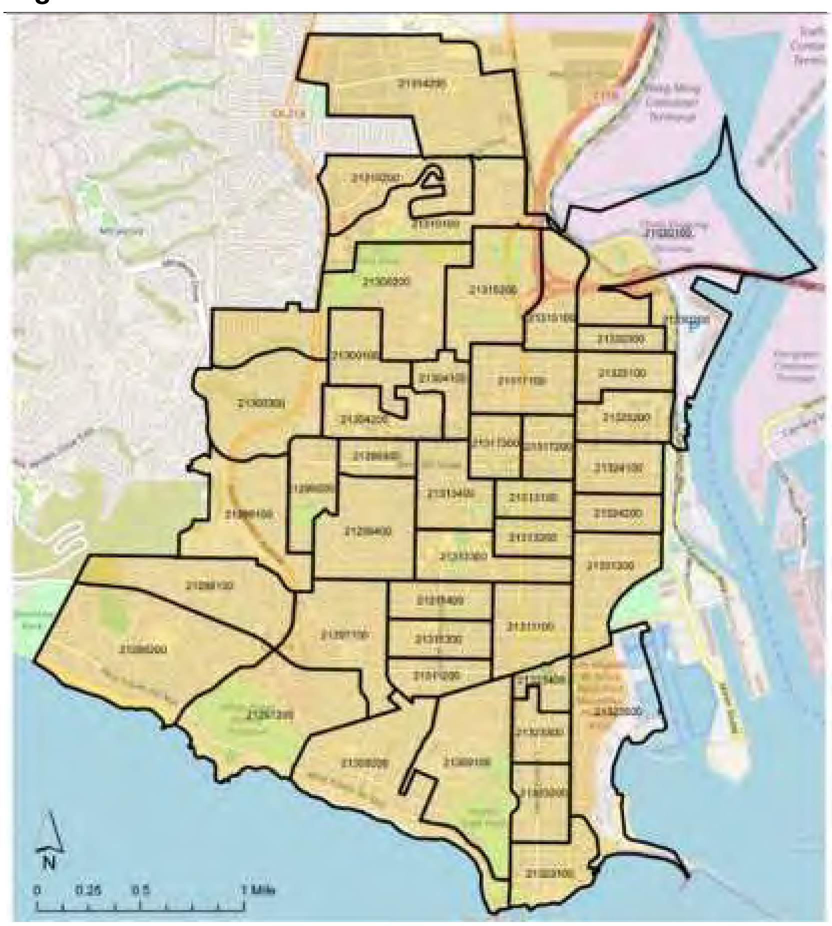
Geographies

The Market Study focuses on the following geographies:

- The San Pedro Area

BAE uses two slightly different definitions for San Pedro due to data limitations. The geography used in the Market Study for demographic and real estate analysis aligns with the boundaries of the City of Los Angeles' San Pedro Community Plan Area (CPA), and comprises 21 associated census tracts (Figure 2). The geography used for demand projections, meanwhile, captures nearly the same geography, but instead utilizes the 44 Traffic Analysis Zones (TAZs) that overlap the San Pedro CPA.

Figure 2: San Pedro Area

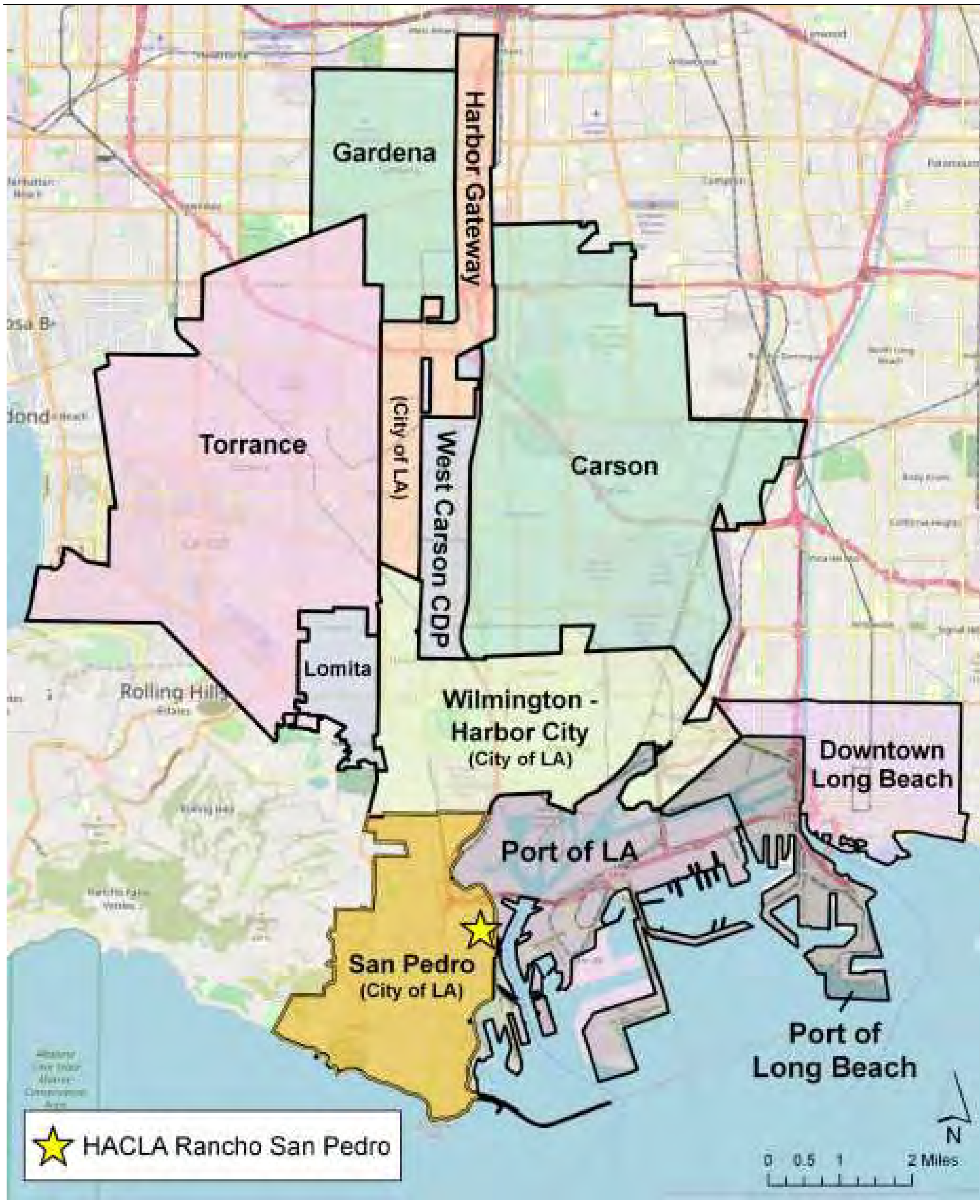


Sources: ArcGIS Pro, 2018; BAE, 2018.

- Harbor Subregion

For comparison purposes, BAE compares San Pedro against a “Harbor Subregion” benchmark geography, which consists of the communities of Carson, Torrance, Gardena, Lomita, and the Community Plan Areas (CPAs) of Wilmington and Harbor Gateway, as well as Downtown Long Beach (Figure 3). Based on shared demographic characteristics and commute patterns, this area is most likely to generate the pool of households that would seek out development pipeline units in San Pedro.

Figure 3: Harbor Subregion



Sources: ArcGIS Pro, 2018; BAE, 2018.

Data Sources

BAE utilized the following data sources to complete the analysis:

- Demographic information was obtained from Esri, a third-party vendor that uses proprietary algorithms and spatial information to aggregate and update demographic and economic data, which is verified against U.S. Census data. The most recent year for which Esri data is available is 2018. Some relevant demographic data points that are not reported by Esri were obtained from the U.S. Census Bureau American Community Survey (ACS), which is collected on a rolling basis for five-year periods.

- Data about multifamily inventory, rents, and vacancy rates were obtained through CoStar, a third-party provider of real estate market data. Q4 2018 and Q1 2019 were the most recent quarters for which data was available at the time of collection.

- Data about home sales were obtained from CoreLogic, a third-party vendor of consumer, financial and property data. CoreLogic home sale datasets for the San Pedro Area were obtained from ListSource, a CoreLogic database. CoreLogic home sale datasets for the larger geographies were compiled by DQNews, a provider of custom home sale and mortgage reports.

- Employment figures and commute data were obtained using Esri as well as the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) tool, published by the US Census Bureau. Employment counts from LEHD are derived from the Quarterly Census of Earnings and Wages (QCEW), which covers workers with regular unemployment insurance (e.g., most, but not all wage and salary workers).

- The homeownership and rental housing affordability analysis was completed using 2019 income limits for Los Angeles as defined by HUD.

- Demand projections for 2018 to 2028 were calculated using Southern California Association of Governments (SCAG) household growth projections for 2012 – 2040 at the Traffic Analysis Zone (TAZ) level. Actual 2018 household counts as reported by Esri were used to establish an accurate baseline upon which to calculate projected growth.

DEVELOPMENT LANDSCAPE

San Pedro Comparable Properties

To identify comparable residential properties to be used in the real estate analysis, BAE isolated all market rate development projects built in San Pedro during the past decade. Near the Rancho San Pedro project site, these include the San Pedro Bank Lofts, an 89-unit development built in 2009; and the Vue, a 318-unit high-rise constructed in 2008. Seaport Homes, a 136-unit property delivered in 2008, is located to the north of the San Pedro Downtown core. A full Property Report for each development can be found in the Appendix.

Across all unit types and sizes, nominal asking rents were $2,638/month in Q1 2019, with a vacancy rate of 5.0 percent (Table 1).

Table 1: Market-Rate Comparables in San Pedro

Project Name	Year Built	Units (#)	Vacancy (%)	Avg. Unit Size (sf)	Avg. Rent ($/unit)	Avg. Rent ($/sf)
San Pedro Bank Lofts	2009	89	2.3%	1,410	$2,387	$1.69
The Vue	2008	318	6.6%	1,173	$2,654	$2.26
Seaport Homes	2008	136	2.9%	1,011	$2,366	$2.33
Total		**543**	**5.0%**	**1,168**	**$2,638**	**$2.26**

Note(s):
Data pulled from CoStar for Q1 2019.

Sources: CoStar, 2019; BAE, 2019.

Unit Distribution and Average Size

- Two-bedrooms are most common unit type among San Pedro comparables, with 289 units, or 53.5 percent of the total inventory (Table 2). The average size of a two-bedroom unit, meanwhile, is approximately 1,155 square feet.

- One-bedrooms are the second most common unit type, with 160 units (29.5 percent of total inventory. These units are 1,044 square feet, on average.

- Three-bedroom units and studios are the least common unit type, with 10.9 percent and 6.4 percent of the total, respectively.

Table 2: Asking Rents and Vacancy Rates by Unit Size, San Pedro Comparables

San Pedro Comparables					
Summary	**Studio**	**1 BR**	**2 BR**	**3 BR**	**All Unit Types**
Inventory (units), Q1 2019	**35**	**160**	**289**	**59**	**543**
Occupied Units	34	153	274	55	516
Vacant Units	1	7	15	4	27
Vacancy Rate	3.7%	4.5%	5.2%	6.3%	5.0%
Avg. Asking Rents, Q1 2018 - Q1 2019					
Avg. Asking Rent, Q1 2018	$2,191	$2,261	$2,542	$3,115	$2,499
Avg. Asking Rent, Q1 2019	$2,190	$2,485	$2,606	$3,474	$2,638
% Change Q1 2018 - Q1 2019	0.0%	9.9%	2.5%	11.5%	5.6%
Avg. Asking Rent per Sq. Ft., Q1 2019	**$1.97**	**$2.38**	**$2.26**	**$2.17**	**$2.26**

Sources: CoStar, 2019; BAE, 2019.

Vacancies by Bedroom Count

- Vacancy rates for studios in San Pedro comparable properties are the lowest of all unit sizes, at 3.7 percent (Table 2). This could reflect in part of the very limited studio supply (35 units in total).

- Vacancy rates for one-bedrooms, meanwhile, are also below the average across all unit types (4.5 percent versus 5.0 percent, respectively).

- Vacancy rates are highest for three-bedroom units (6.3 percent), followed by two-bedroom units (5.2 percent).

Performance Metrics

- Asking rents across all unit types have risen by 5.6 percent in the most recent 12-month period (Table 2).

- Asking rents rose the most sharply for one-bedroom units over the most recent 12-month period (9.9 percent increase); as well as for three-bedroom units (11.5 percent increase).

- On a per-square-foot basis, asking rents range from $1.97/sf for studios to $2.38/sf for one-bedroom units. Across all unit sizes, asking rents are $2.26/sf.

- With the second-lowest vacancy rate (4.2 percent), the highest rents per square foot ($2.38), and the highest year-over-year rent growth (9.9 percent), one-bedroom units are the strongest performing in the market.

Harbor Subregion Comparable Properties

To analyze the strength of the broader multifamily submarket, BAE surveyed all market rate multifamily developments built since 2015 in the Harbor Subregion (Table 3Figure 3:). Due to the lack of recent development activity for market rate, multifamily product in San Pedro, the comparables noted here are newer than those identified in San Pedro proper.

Approximately 1,443 market rate residential units have come online in the Harbor Subregion since 2015 (Table 3). Taken together, these units had a vacancy rate of 5.1 percent in Q1 2019, and an asking rent of $2,732 per unit. With an average unit size of 907 square feet, this equates to asking rent of approximately $2.94/sf, which is likely more indicative of the rents that the Rancho San Pedro development could anticipate.

Key metrics for each project, including unit size and bedroom count, asking price per square foot, and vacancy rates, are described below in Table 3. A full Property Report for each development was pulled in Q1 2019, and can be found in the Appendix.

Table 3: Market Rate Multifamily Projects built since 2015, Harbor Subregion

Project Name	Year Built	City	Units (#) (a)	Vacancy (%)	Avg. Size (sf)	Avg. Rent ($/unit) (b)	Avg. Rent ($/sf)
AMLI Park Broadway	2019	Long Beach	222	n.a. (c)	994	$3,112	$3.36
Sky South Bay	2018	Carson	13	7.7%	837		
Seacrest Homes	2018	Torrance	176	8.5%	1109	$2,855	$2.57
Tech Coast Lofts	2016	Long Beach	10	0.0%	1226		
The Edison	2016	Long Beach	156	5.8%	848	$2,829	$3.33
The Current	2016	Long Beach	223	5.8%	887	$3,113	$3.51
Solimar	2016	Wilmington	204	2.9%	935	$2,499	$2.67
Four40 Sepulveda	2016	Carson	11	0.0%	804	$1,944	$2.42
Bella Mare 6th St Lofts	2015	Long Beach	30	3.3%	676	$1,930	$2.86
Urban Village	2015	Long Beach	129	5.4%	751	$2,057	$2.74
Alta South Bay	2015	Torrance	257	4.3%	884	$2,589	$2.92
Total			**1,443**	**5.1%**	**907**	**$2,732**	**$2.94**

Notes:
(a) Excludes properties with fewer than five units.
(b) per CoStar, Q1 2019. Excludes projects for which no rent could be determined.
(c) Property is not yet stabilized.

Sources: CoStar, 2019; BAE, 2019.

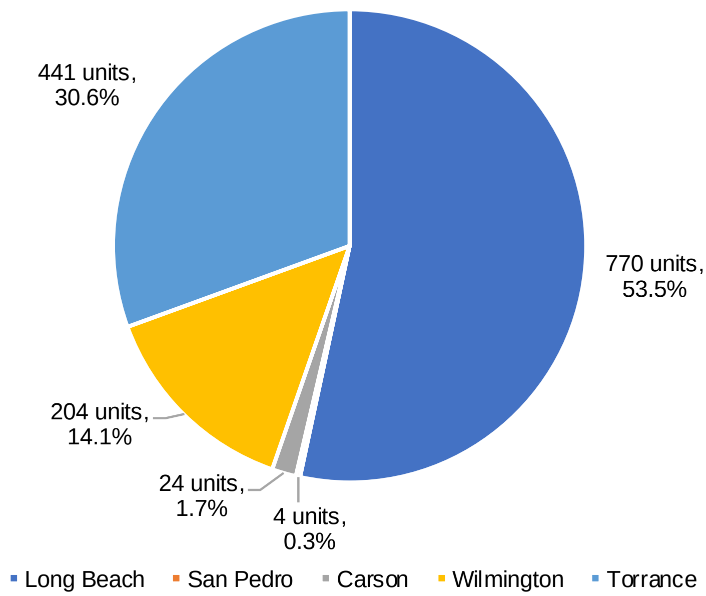
Location of New Multifamily Developments

- The majority of new multifamily deliveries were in Downtown Long Beach, with approximately 770 new market-rate multifamily units coming online since 2015, representing 53.4 percent of total units (Figure 4).

- Interest in Downtown Long Beach increased dramatically after the adoption of the Downtown Plan and recent investment in the area through the new Civic Center. It is reasonable to anticipate that the development community will show a commensurate response to the San Pedro Community Plan Update and investments in the local waterfront.

- Torrance and Wilmington have also seen new development activity, with 645 new units since 2015. Compared to Downtown Long Beach, these developments tend to be more suburban in style, with wrap parking and/or garden style site plans.

Figure 4: New Multifamily Units by Location, Harbor Subregion

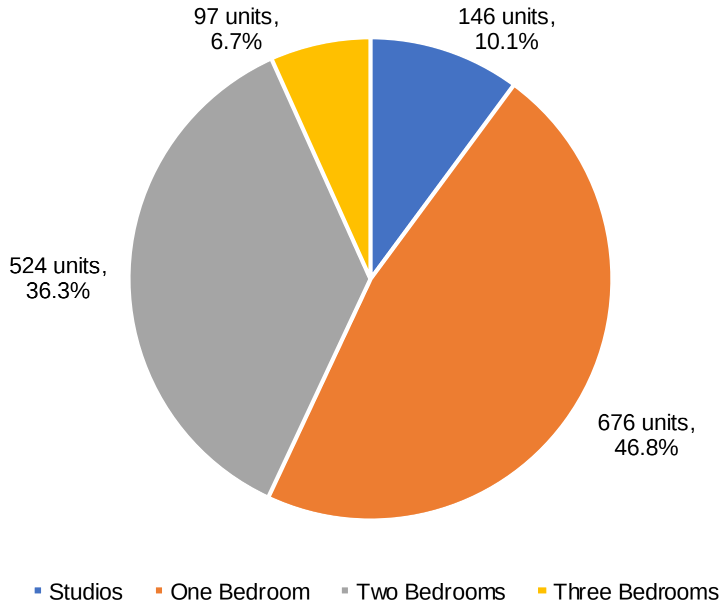


Sources: CoStar, 2019; BAE, 2019.

Unit Distribution

- One-bedrooms are most common new unit type, comprising 46.8 percent of the Harbor Subregion total. Two-bedrooms are the second most common, with 36.3 percent of the total (Figure 5).

Figure 5: Unit Distribution of Market Rate Units since 2015, Harbor Subregion



Sources: CoStar, 2019; BAE, 2019.

Vacancies by Bedroom Count, New Multifamily Product

- One-bedroom units had the lowest vacancy rate of all bedroom counts in Q1 2019, at 3.9 percent. Vacancy rates were highest for studios, meanwhile, at 6.5 percent (Table 4).

- The high performance of one-bedroom units in the Harbor Subregion reflects the tight market conditions for these units across the subregion and the need for additional one-bedroom units to serve market demand.

Table 4: Asking Rents and Vacancy Rates by Unit Type, New Construction

Harbor Subregion New Market-Rate Multifamily Since 2015					
Summary	**Studio**	**1 BR**	**2 BR**	**3 BR**	**All Unit Types**
Inventory (units), Q1 2019	**146**	**676**	**524**	**97**	**1,443**
Occupied Units (a)	99	513	454	92	1,158
Vacant Units (a)	7	21	30	5	63
Vacancy Rate (a)	6.5%	3.9%	6.2%	5.4%	5.1%
Avg. Asking Rents, Q1 2018 - Q1 2019					
Avg. Asking Rent, Q1 2018	$2,327	$2,495	$3,001	$3,328	$2,714
Avg. Asking Rent, Q1 2019	$2,450	$2,538	$2,984	$3,168	$2,732
% Change Q1 2018 - Q1 2019	5.3%	1.7%	-0.6%	-4.8%	0.7%
Avg. Asking Rent per Sq. Ft., Q1 2018	**$3.63**	**$3.21**	**$2.78**	**$2.35**	**$2.94**

Note:
(a) These figures omit the AMLI Park Broadway project at 245 W. Broadway in Downtown Long Beach. As the project delivered in April 2019, CoStar does not yet have reliable occupancy data. However, the project is reflected in the inventory and average asking rent figures.

Sources: CoStar; BAE, 2019.

Market Performance by Bedroom Count, New Multifamily Product

- Studios and one-bedrooms registered the fastest rent growth year-over-year. Asking rents for studios rose from $2,327 in Q1 2018 to $2,450 in Q1 2019—an increase of 5.3 percent. Rents for one-bedrooms, meanwhile, registered an increase from $2,495 to $2,538—an increase of 1.7 percent (Table 4).

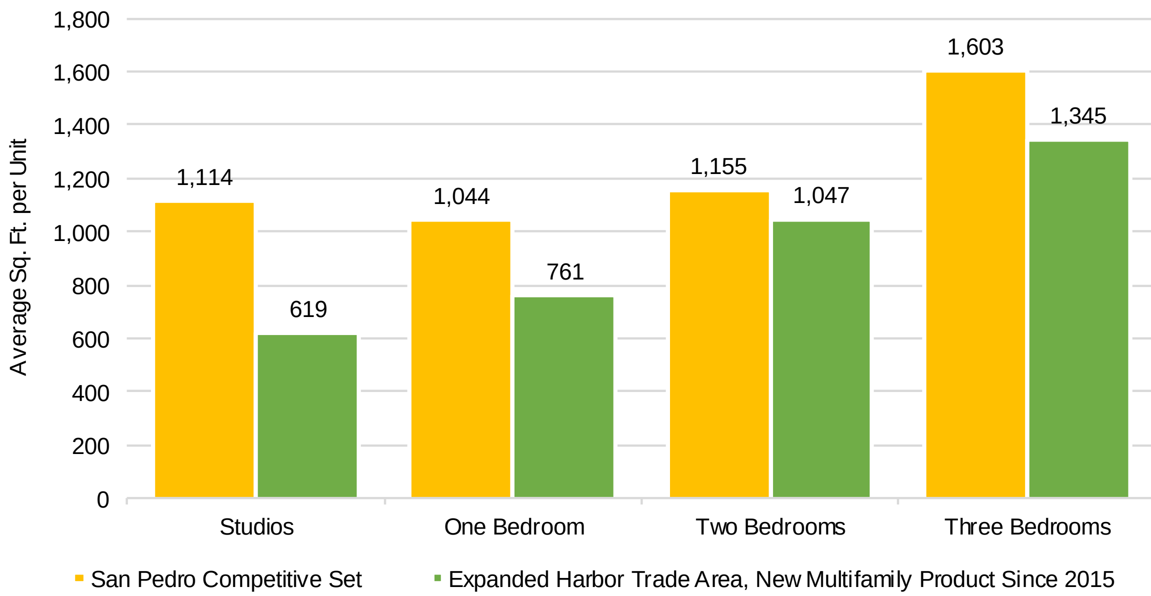
Competitive Set Comparison

New multifamily units in the broader Harbor Subregion are significantly smaller than unit sizes in the San Pedro competitive set.

- New one-bedroom units for example, average 761 square feet in the Harbor Subregion, compared to 1,044 square feet in San Pedro (Figure 6).

- Two-bedroom units, meanwhile, average 1,047 square feet, versus 1,155 square feet in San Pedro.

Figure 6: Unit Size by Bedroom Count, San Pedro vs. Harbor Subregion Comps



Sources: CoStar, 2019; BAE, 2019.

Nominal asking rents for comps in San Pedro are generally lower than in the larger Harbor Subregion, but not in every case.

- New one-bedroom units, for example command $2,538/month in the Harbor Subregion. One-bedroom units in San Pedro, meanwhile, average $2,485/month.

- Two-bedroom units in the Harbor Subregion command the largest premium, asking $2,984/month on average, versus $2,606 in San Pedro. Three-bedroom units in San Pedro command higher rents than they do in the Harbor Subregion.

Figure 7: Asking Rents by Bedroom Count, San Pedro vs. Harbor Subregion (Q1 2019)

Sources: CoStar, 2019; BAE, 2019.

Development Pipeline

Next, BAE surveyed all market rate multifamily development projects classified as "Under Construction" in the Harbor Subregion.[8]

Overall, some 1,787 units are currently in the construction pipeline across the Harbor Subregion (Table 5). All projects are set to deliver by 2020.

[8] Universe includes all market rate, multifamily construction projects classified by CoStar as "Under Construction" in Q1 2019.

Table 5: Market-Rate Multifamily Projects Under Construction (Q1 2019)

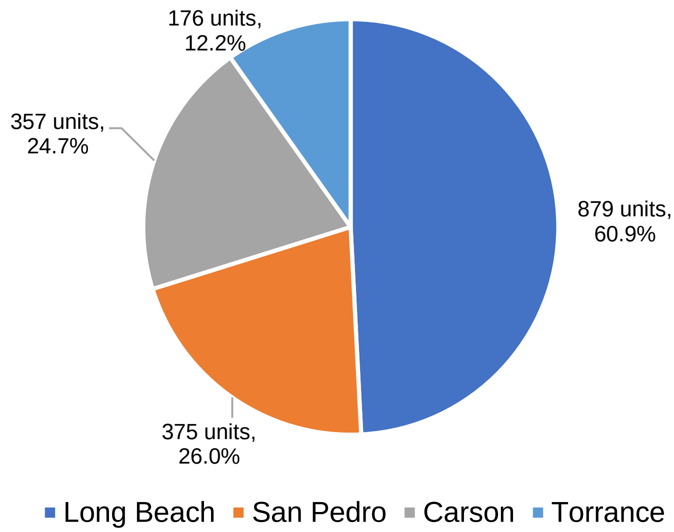
Project Name	Address	City	Units (#)	Developer Name
550 Palos Verdes	550 S Palos Verdes St	San Pedro	375	Holland Partners
The Pacific	230 W 3rd St	Long Beach	163	Sares-Regis Group
The Linden	434 E 4th St	Long Beach	49	Sares-Regis Group
First & Alamitos	101 Alamitos Ave	Long Beach	136	Sares-Regis Group
Union South Bay	21600 Avalon Blvd	Carson	357	Faring
OceanAire	150 W Ocean Blvd	Long Beach	216	Lennar Multifamily Investors
Ocean View Tower	200 W Ocean Blvd	Long Beach	88	Milan Capital Management
442 Residences	442 W Ocean Blvd	Long Beach	95	Ensemble Real Estate Solutions
Seacrest Homes Phase II	1309 W Sepulveda Blvd	Torrance	176	
CityPlace	495 The Promenade N	Long Beach	20	Shooshani Developers
Sonata Modern Flats	207 E Seaside Way	Long Beach	112	Ensemble Real Estate Solutions
Total			**1,787**	

Sources: CoStar, 2019; BAE, 2019.

Location of Projects Under Construction

- Downtown Long Beach is the most common location for market rate multifamily projects under construction (879 new units, or 60.9 percent of the total) (Figure 8).
- The largest of these projects include 550 Palos Verdes, which will be the first market-rate, multifamily development to open since 2009 in San Pedro.

Figure 8: Pipeline Multifamily Units by Location



Sources: CoStar; BAE, 2019.

Unit Distribution and Average Size

- One-bedrooms are most common residential unit type currently under construction, representing 45.1 percent of total inventory.[9]

- Studios are the second most common unit type under construction, representing 30.4 percent of total inventory.

- Three-bedroom units and studios are the least common unit type, with 10.9 percent and 6.4 percent of the total, respectively.

A broader list of “Planned and Proposed” developments can also be found in the Appendix. In general, these developments are in the entitlement phase to a wide degree, therefore not typically included in demand calculations.

[9] Includes only those developments reporting unit distribution.

DEMOGRAPHICS - RESIDENT PROFILES

The following section illustrates the demographic characteristics of local San Pedro residents, benchmarked against the Harbor Subregion and Los Angeles County. This analysis includes standard metrics such as population and household growth, household composition, age, educational attainment, race and ethnicity, income, and employment.

Population Trends

San Pedro has 82,872 residents comprising 31,509 households, while the Harbor Subregion has 659,936 residents comprising 224,416 households. As shown in Table 6, San Pedro experienced a 4.5 percent increase in the number of residents between 2010 and 2018, while the number of households increased by 3.4 percent over the same time period. This represents a faster rate of growth than the larger Harbor Subregion, and a slower rate of growth when compared to Los Angeles County.

Table 6: Population, Households, and Average Household Size, 2010-18

	Population		2010-2018 Change	
Geography	2010	2018	Number	Percent
San Pedro	79,316	82,872	3,556	4.5%
Harbor Subregion	633,547	659,936	26,389	4.2%
Los Angeles County	9,818,605	10,288,937	470,332	4.8%

	Households		2010-2018 Change	
Geography	2010	2018	Number	Percent
San Pedro	30,478	31,509	1,031	3.4%
Harbor Subregion	217,489	224,416	6,927	3.2%
Los Angeles County	3,241,204	3,369,650	128,446	4.0%

	Avg. Household Size	
Geography	2010	2018
San Pedro	2.56	2.58
Harbor Subregion	2.87	2.89
Los Angeles County	2.98	3.00

Sources: Esri Business Analyst; BAE, 2019.

San Pedro has a smaller proportion of family households than the Harbor Subregion. As shown in Table 7, approximately 63.7 percent of households in San Pedro are family households, as compared to 67.7 percent of households in the Harbor Subregion.

A family is a group of two people or more related by birth, marriage, or adoption and residing together. A household, in contrast, consists of all the people who occupy a housing unit, irrespective of whether they are related or not. Of those who live with someone outside their immediate family, 64 percent are either doing so to save money or to provide financial assistance to those who are living with them.[10] This might include, for example, a pair of roommates leasing a two-bedroom unit to achieve a significant cost savings over a studio or one-bedroom unit.

Table 7: Family and Non-Family Households, 2010-18

	2010		2018		2010-2018 Change	
San Pedro	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Family Households	19,301	63.3%	20,080	63.7%	779	4.0%
Non-Family Households	11,177	36.7%	11,429	36.3%	252	2.3%
Total	**30,478**	**100.0%**	**31,509**	**100.0%**	**1,031**	**3.4%**
	2010		**2018**		**2010-2018 Change**	
Harbor Subregion	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Family Households	147,327	67.7%	152,385	67.9%	5,058	3.4%
Non-Family Households	70,162	32.3%	72,031	32.1%	1,869	2.7%
Total	**217,489**	**100.0%**	**224,416**	**100.0%**	**6,927**	**3.2%**
	2010		**2018**		**2010-2018 Change**	
Los Angeles County	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Family Households	2,194,080	67.7%	2,281,483	67.7%	87,403	4.0%
Non-Family Households	1,047,124	32.3%	1,088,167	32.3%	41,043	3.9%
Total	**3,241,204**	**100.0%**	**3,369,650**	**100.0%**	**128,446**	**4.0%**

Sources: Esri Business Analyst; BAE, 2019.

Table 8 illustrates the age distribution of residents in San Pedro, the Harbor Subregion, and Los Angeles County. Approximately 22.5 percent of San Pedro residents are under the age of 18, a nearly identical rate as both the Harbor Subregion (22.5 percent) and Los Angeles County (22.6 percent). Across all three geographies, however, the number of children under the age of 18 has declined in absolute terms between 2010 and 2018.

The number of San Pedro residents between the ages of 18 and 34, meanwhile, has risen by approximately 1,253 residents over the same time period, for an increase of 7.0 percent. This is the age group most correlated with the “millennial” generation.

San Pedro also has a relatively high proportion of residents aged 65 or older (15.7 percent), This is a higher rate than both the Harbor Subregion (14.4 percent) and Los Angeles County (13.2 percent). This cohort can be expected to increase in numbers during the coming years, as the number of 55 to 64-year-olds also rose during the same time period.

[10] Report on the Economic Well-Being of U.S Households, Federal Reserve, 2014.

Table 8: Age Distribution, 2010-18

San Pedro	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Under 18	18,770	23.7%	18,669	22.5%	-101	-0.5%
18-24	7,081	8.9%	7,488	9.0%	407	5.7%
25-34	10,695	13.5%	11,541	13.9%	846	7.9%
35-44	11,275	14.2%	10,780	13.0%	-495	-4.4%
45-54	11,763	14.8%	10,874	13.1%	-889	-7.6%
55-64	9,347	11.8%	10,490	12.7%	1,143	12.2%
65 or older	10,385	13.1%	13,030	15.7%	2,645	25.5%
Total	**79,316**	**100.0%**	**82,872**	**100.0%**	**3,556**	**4.5%**
Median Age	**37.8**		**38.3**			

Harbor Subregion	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Under 18	154,530	24.4%	148,193	22.5%	-6,337	-4.1%
18-24	62,326	9.8%	64,023	9.7%	1,697	2.7%
25-34	89,156	14.1%	98,671	15.0%	9,515	10.7%
35-44	91,363	14.4%	86,549	13.1%	-4,814	-5.3%
45-54	92,202	14.6%	86,878	13.2%	-5,324	-5.8%
55-64	67,922	10.7%	80,358	12.2%	12,436	18.3%
65 or older	76,042	12.0%	95,260	14.4%	19,218	25.3%
Total (a)	**633,541**	**100.0%**	**659,932**	**100.0%**	**26,391**	**4.2%**
Median Age	**37.4**		**38.3**			

Los Angeles County	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Under 18	2,402,208	24.5%	2,321,159	22.6%	-81,049	-3.4%
18-24	1,062,538	10.8%	1,068,691	10.4%	6,153	0.6%
25-34	1,475,731	15.0%	1,650,301	16.0%	174,570	11.8%
35-44	1,430,326	14.6%	1,382,084	13.4%	-48,242	-3.4%
45-54	1,368,947	13.9%	1,322,735	12.9%	-46,212	-3.4%
55-64	1,013,156	10.3%	1,188,832	11.6%	175,676	17.3%
65 or older	1,065,699	10.9%	1,355,135	13.2%	289,436	27.2%
Total	**9,818,605**	**100.0%**	**10,288,937**	**100.0%**	**470,332**	**4.8%**
Median Age	**34.8**		**35.7**			

Note:
(a) Total differs slightly from total on population table due to independent rounding.

Sources: Esri Business Analyst; BAE, 2019.

As Table 9 illustrates, nearly half of San Pedro’s residents are characterized as Hispanic/Latino (49.2 percent). This represents a higher proportion of Latino residents than both the Harbor Subregion (43.4 percent) as well as Los Angeles County (49.0 percent). Asians represented the fastest growing ethnic group in San Pedro between 2010 and 2018, increasing by approximately 701 residents, or 17.3 percent over the same time period. This represents a significantly faster growth rate than both the Harbor Subregion (11.6 percent) and Los Angeles County (12.7 percent).

Table 9: Race and Ethnicity, 2010-2018

San Pedro	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Hispanic/Latino	**36,913**	**46.5%**	**40,760**	**49.2%**	**3,847**	**10.4%**
Not Hispanic/Latino	**42,403**	**53.5%**	**42,112**	**50.8%**	**-291**	**-0.7%**
White	30,890	38.9%	29,510	35.6%	-1,380	-4.5%
Black/African American	4,599	5.8%	4,550	5.5%	-49	-1.1%
Native American	252	0.3%	249	0.3%	-3	-1.2%
Asian	4,043	5.1%	4,744	5.7%	701	17.3%
Native Hawaiian/Pacific Islander	262	0.3%	273	0.3%	11	4.2%
Other	207	0.3%	203	0.2%	-4	-1.9%
Two or More Races	2,150	2.7%	2,583	3.1%	433	20.1%
Total	**79,316**	**100.0%**	**82,872**	**100.0%**	**3,556**	**4.5%**

Harbor Subregion	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Hispanic/Latino	**266,388**	**42.0%**	**286,106**	**43.4%**	**19,718**	**7.4%**
Not Hispanic/Latino	**367,159**	**58.0%**	**373,830**	**56.6%**	**6,671**	**1.8%**
White	146,885	23.2%	137,796	20.9%	-9,089	-6.2%
Black/African American	71,405	11.3%	69,993	10.6%	-1,412	-2.0%
Native American	1,526	0.2%	1,506	0.2%	-20	-1.3%
Asian	123,854	19.5%	138,185	20.9%	14,331	11.6%
Native Hawaiian/Pacific Islander	5,206	0.8%	5,367	0.8%	161	3.1%
Other	1,745	0.3%	1,682	0.3%	-63	-3.6%
Two or More Races	16,538	2.6%	19,301	2.9%	2,763	16.7%
Total (a)	**633,547**	**100.0%**	**659,936**	**100.0%**	**26,389**	**4.2%**

Los Angeles County	2010 Number	2010 Percent	2018 Number	2018 Percent	2010-2018 Change Number	2010-2018 Change Percent
Hispanic/Latino	**4,687,889**	**47.7%**	**5,043,293**	**49.0%**	**355,404**	**7.6%**
Not Hispanic/Latino	**5,130,716**	**52.3%**	**5,245,644**	**51.0%**	**114,928**	**2.2%**
White	2,728,321	27.8%	2,644,741	25.7%	-83,580	-3.1%
Black/African American	815,086	8.3%	805,337	7.8%	-9,749	-1.2%
Native American	18,886	0.2%	18,790	0.2%	-96	-0.5%
Asian	1,325,671	13.5%	1,494,472	14.5%	168,801	12.7%
Native Hawaiian/Pacific Islander	22,464	0.2%	23,411	0.2%	947	4.2%
Other	25,367	0.3%	24,674	0.2%	-693	-2.7%
Two or More Races	194,921	2.0%	234,219	2.3%	39,298	20.2%
Total	**9,818,605**	**100.0%**	**10,288,937**	**100.0%**	**470,332**	**4.8%**

Sources: Esri Business Analyst; BAE, 2019.

The median household income in San Pedro is $65,553–higher than both the Harbor Subregion ($62,359) and Los Angeles County ($62,751). Due to smaller average household sizes, San Pedro's per capita income of $34,681 also exceeds that of the Harbor Subregion and the County.

Overall, San Pedro also has a higher percentage of households earning $75,000 or more (14,272 households, or 45.3 percent of the CPA's total). This compares to approximately 43.0 percent in the Harbor Subregion, and 43.4 percent in Los Angeles County.

Table 10: Household Income Distribution, 2018

	San Pedro		Harbor Subregion		Los Angeles County	
Income Level	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than $15,000	3,197	10.1%	23,829	10.6%	371,190	11.0%
$15,000-$24,999	2,900	9.2%	20,991	9.4%	310,104	9.2%
$25,000-$34,999	2,745	8.7%	19,378	8.6%	280,437	8.3%
$35,000-$49,999	3,447	10.9%	25,929	11.6%	390,334	11.6%
$50,000-$74,999	4,948	15.7%	37,715	16.8%	554,983	16.5%
$75,000-$99,999	4,016	12.7%	28,151	12.5%	394,431	11.7%
$100,000-$149,999	5,364	17.0%	35,983	16.0%	501,061	14.9%
$150,000-$199,999	2,321	7.4%	16,703	7.4%	243,110	7.2%
$200,000 or more	2,571	8.2%	15,730	7.0%	323,932	9.6%
Total (a)	**31,509**	**100.0%**	**224,409**	**100.0%**	**3,369,582**	**100.0%**
Median HH Income	**$65,553**		**$62,359**		**$62,751**	
Per Capita Income	**$34,861**		**$29,829**		**$31,563**	

Note:
(a) Totals may differ slightly from totals on household table due to independent rounding.
Sources: Esri Business Analyst; BAE, 2019.

Table 11 illustrates the educational attainment rates for individuals 25 years of age or older in each of the three geographies.

Overall, San Pedro has a slightly higher percentage of residents with a high-school diploma or equivalent than the Harbor Subregion or Los Angeles County (81.8 percent of residents, compared to 80.9 percent and 78.4 percent, respectively).

Some 32.1 percent of San Pedro residents age 25 years or older have educational attainment levels associated with trade schools and/or community college (e.g., some college work, and/or an associate degree). This is likely indicative of the nearby presence of blue-collar jobs associated with the Port of Los Angeles, and significantly higher than the share found in the Harbor Subregion (29.2 percent) or Los Angeles County (25.7 percent).

In contrast, approximately 28.5 percent of San Pedro residents have obtained a bachelor's degree or higher. This is a lower percentage than both the Harbor Subregion and Los Angeles County (30.5 percent and 32.3 percent, respectively).

Table 11: Educational Attainment, Population Age 25+, 2018

	San Pedro		Harbor Subregion		Los Angeles County	
Educational Attainment	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than 9th Grade	5,251	9.3%	48,776	10.9%	878,838	12.7%
9th to 12th Grade, No Diploma	5,048	8.9%	36,536	8.2%	612,414	8.9%
High School Graduate or Equivalent	12,084	21.3%	95,087	21.2%	1,408,747	20.4%
Some College, No Degree	12,923	22.8%	94,413	21.1%	1,300,786	18.9%
Associate Degree	5,268	9.3%	36,335	8.1%	469,649	6.8%
Bachelor's Degree	11,243	19.8%	93,948	21.0%	1,445,895	21.0%
Graduate/Professional Degree	4,898	8.6%	42,620	9.5%	782,758	11.3%
Total	**56,715**	**100.0%**	**447,715**	**100.0%**	**6,899,087**	**100.0%**
High School Diploma or Higher	**46,416**	**81.8%**	**362,403**	**80.9%**	**5,407,835**	**78.4%**
Bachelor's Degree or Higher	**16,141**	**28.5%**	**136,568**	**30.5%**	**2,228,653**	**32.3%**

Sources: Esri Business Analyst; BAE, 2019.

San Pedro Resident Employment

San Pedro residents are employed across a wide range of industry sectors. In 2018, the industry sectors that employed the most San Pedro residents were Transportation and Warehousing (13.4 percent of all employed residents) and Heath Care and Social Assistance (12.5 percent) (Table 12).

Other industry sectors with a significant share of San Pedro employed residents include:

- Manufacturing (7.8 percent of resident workforce)
- Construction (7.0 percent)
- Professional and Technical Services (6.7 percent)

With approximately 18,000 jobs and 40,000 employed residents, San Pedro is a net-exporter of talent, meaning that most residents must leave the area for work.[11] For some industry sectors this is understandable, as Transportation and Warehousing (5,340 employed residents vs. 558 jobs) and Manufacturing (3,105 employed residents vs. 334 jobs) may be better suited to areas outside San Pedro's immediate boundaries, such as Terminal Island.

San Pedro's workforce "surplus" in industry sectors such as Professional and Technical Services and Educational Services, however, could be beneficial for local economic development, especially as new firms seek access to a local pool of talent.

[11] Further discussion of jobs located in San Pedro can be found in the Employment Analysis section.

Table 12: Resident Employment by Industry, 2018

Industry	2018 Number	2018 Percent
Transportation/Warehousing	5,340	13.4%
Health Care/Social Assistance	4,985	12.5%
Retail Trade	3,775	9.5%
Accommodation/Food Services	3,209	8.0%
Educational Services	3,158	7.9%
Manufacturing	3,105	7.8%
Construction	2,798	7.0%
Professional/Scientific/Tech Services	2,683	6.7%
Other Services (excl Public Administration)	2,192	5.5%
Admin/Support/Waste Management	1,841	4.6%
Public Administration	1,406	3.5%
Real Estate/Rental/Leasing	1,247	3.1%
Arts/Entertainment/Recreation	1,053	2.6%
Finance/Insurance	1,023	2.6%
Wholesale Trade	974	2.4%
Information	538	1.3%
Utilities	309	0.8%
Agriculture/Forestry/Fishing/Hunting	258	0.6%
Mining/Quarrying/Oil & Gas Extraction	31	0.1%
Total	**39,925**	**100.0%**

Sources: Esri Business Analyst, 2018; BAE, 2019.

Resident Commutes and Commute Shed Analysis

Figure 9 displays a forty-minute commute shed from the Rancho San Pedro project site.[12]

As shown on the map, a number of dynamic, growing employment centers are located within this commute shed, including El Segundo, South Bay (Torrance), the Long Beach Airport area, and Downtown Long Beach. Reliable transit access to Downtown Los Angeles was also recently upgraded with the expansion of the Metro Silver Line.

Figure 9: 40-Minute Commute Shed from Rancho San Pedro

Sources: Esri; BAE, 2019.

Table 13 displays the most common places of employment for local San Pedro residents. According to Census data, over 80 percent of employed San Pedro residents commute to work at locations within Los Angeles County.[13]

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[12] BAE utilized ArcGIS to identify the commute shed assuming traffic conditions on a typical Wednesday morning for commuters departing at 8:00 am.
[13] Commute factors are derived from Longitudinal Employer-Household Dynamics data from 2015, the most recent year available.

- Outside the City of LA, Long Beach is the most common work location for employed San Pedro residents (14.6 percent).
- 8.3 percent of employed residents commute to Orange County.

Table 13: Commutes of Employed San Pedro Area Residents

Place of Work	Employed Residents Percent
Los Angeles County	**80.7%**
Los Angeles (a)	26.0%
San Pedro	6.6%
Downtown Los Angeles	3.9%
LAX/Westchester	1.9%
Wilmington	1.8%
Harbor City	0.8%
All Other L.A. City	11.0%
Long Beach	14.6%
Torrance	8.8%
Carson	2.7%
El Segundo	2.1%
All Other L.A. County	26.4%
Orange County	**8.3%**
San Diego County	**2.0%**
San Bernardino County	**1.8%**
Riverside County	**1.3%**
All Other Places	**5.9%**
Total	**100.0%**

Note:
(a) Los Angeles neighborhood estimates based on zipcode tabulation area (ZCTA) data.
Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics via OnTheMap, 2015; BAE, 2019.

As employment centers continue to expand in locations with comparatively high housing costs (e.g., El Segundo), San Pedro, with its proximity to job centers, will become an increasingly desirable place to live. As Table 14 shows, the jobs available within San Pedro's commute shed include industries that pay relatively high wages, including Educational, Health, and Social Services jobs (22.2 percent), Manufacturing (11.8 percent), and Professional, Scientific, Management, Administrative, and Waste Management (9.8 percent). Because more than 15 percent of all jobs are also in the retail sector, affordable housing options are also important.

Table 14: Employment by Industry, Catchment Area, 2012-2016

Industry	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	4,492	0.5%
Construction	36,139	4.2%
Manufacturing	130,384	15.1%
Wholesale Trade	32,036	3.7%
Retail Trade	101,993	11.8%
Transportation, Warehousing, and Utilities	60,732	7.0%
Information	18,232	2.1%
Finance, Insurance, Real Estate, Rental, and Leasing	47,500	5.5%
Professional, Scientific, Mgmt., Admin., & Waste Mgmt.	84,587	9.8%
Educational, Health and Social Services	191,472	22.2%
Arts, Entertainment, Recreation, Accomm. and Food	81,369	9.4%
Other Services (Except Public Administration)	44,172	5.1%
Public Administration	29,925	3.5%
Armed Forces	1,368	0.2%
Total Workers	**864,680**	**100.0%**

Sources: Census Transportation Planning Package, 2012-2016; BAE, 2019.

Workers in the catchment area are relatively affluent. As Table 15 shows, 43 percent of area workers lived in households with incomes of at least $100,000. Assuming that households spend no more than 30 percent of their annual income on housing, these households could support rents of at least $2,500 per month.

Table 15: Household Income, Catchment Workers, 2012-2016

Household Income	Number	Percent
Less than $15,000	22,761	2.6%
$15,000-$24,999	40,078	4.7%
$25,000-$34,999	54,610	6.3%
$35,000-$49,999	91,495	10.6%
$50,000-$74,999	150,960	17.5%
$75,000-$99,999	131,635	15.3%
$100,000-$149,999	180,118	20.9%
$150,000 or more	190,091	22.1%
Total, Workers in Households	**861,875**	**100.0%**

Sources: Census Transportation Planning Package, 2012-2016; BAE, 2019.

LOCAL EMPLOYMENT ANALYSIS

The following section analyzes local employment trends in San Pedro, identifying the area's top industry sectors, worker commute patterns, and catalytic new projects near the Port that could help transform the local economy.

Jobs

The industry sectors with the greatest concentration of employment in San Pedro are healthcare and social assistance (21.2 percent of all jobs), public administration (15.4 percent), and retail trade (11.0 percent). Overall, there were approximately 18,608 jobs in San Pedro in 2018 (Table 16).

Table 16: Jobs by Sector, 2018

	2018	
Industry	**Number**	**Percent**
Health Care and Social Assistance	3,937	21.2%
Public Administration	2,868	15.4%
Retail Trade	2,056	11.0%
Accommodation and Food Services	1,972	10.6%
Educational Services	1,793	9.6%
Other Services (excluding Public Administration)	1,369	7.4%
Professional, Scientific, and Technical Services	785	4.2%
Construction	667	3.6%
Transportation and Warehousing	558	3.0%
Finance and Insurance	492	2.6%
Admin. & Support, Waste Mgmt. and Remediation	484	2.6%
Real Estate and Rental and Leasing	407	2.2%
Manufacturing	334	1.8%
Wholesale Trade	314	1.7%
Arts, Entertainment, and Recreation	310	1.7%
Information	194	1.0%
Unclassified	35	0.2%
Mining, Quarrying, and Oil and Gas Extraction	16	0.1%
Agriculture, Forestry, Fishing and Hunting	13	0.1%
Management of Companies and Enterprises	4	0.0%
Utilities	0	0.0%
Total	**18,608**	**100.0%**

Sources: Esri Business Analyst, 2018; BAE, 2019.

San Pedro has experienced stronger employment growth rates than California and the U.S. In the past six years, San Pedro experienced a job growth rate of 20 percent, which is higher than California's 12.3 percent and the national average of 9 percent.[14]

Employment in San Pedro is driven by several key industries:

- The Port of Los Angeles, which is one of the world's busiest seaports and a key Pacific Rim gateway for international trade. The Port and neighboring Port of Long Beach are known collectively as the San Pedro Bay port complex, and handle more shipping containers than any other complex in the world. Taken together, they are estimated to facilitate over 190,000 jobs.

- The medical sector is also a significant local employer, with a cluster of public health facilities and the Providence Medical Center.

One of the biggest changes set to revitalize the local economy is the AltaSea development, a research campus at the Port of Los Angeles City Dock No. 1 that will roll out in phases over the next 20 years. Highlights of the $500 million project will include the Southern California Marine Institute, an anchor tenant where researchers will collaborate on a wide range of science and technology programs. A recent economic impact study estimates that AltaSea could generate more than 6,500 construction jobs, resulting in $1.17 billion of economic benefit. The study also found that the new marine research campus may also generate approximately 1,348 ongoing professional jobs.[15]

Worker Commutes

The vast majority of workers in San Pedro (nearly 77 percent) commute from within Los Angeles County (Table 17).

- 34.2 percent commute from within the City of Los Angeles (including 14.7 percent from within San Pedro itself).

- Long Beach is the second most common city of residence for San Pedro workers (8.2 percent).

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[14] Industry, Economic, and Workforce Research Report, San Pedro 2018 – SPPOA.
[15] http://clkrep.lacity.org/onlinedocs/2013/13-1634_rpt_cao_12-13-13.pdf

Table 17: Commutes of Workers in Expanded Harbor Submarket, 2015

Places of Residence for San Pedro Workers

Place of Residence	**Workers Percent**
Los Angeles County	**76.8%**
Los Angeles (a)	34.2%
San Pedro	**14.7%**
Wilmington	**3.7%**
South Central L.A.	**1.7%**
Harbor City	**1.1%**
Arleta/Pacoima	0.3%
All Other L.A. City	13.1%
Long Beach	**8.2%**
Torrance	**2.9%**
Carson	**2.7%**
Rancho Palos Verdes	2.3%
All Other L.A. County	26.4%
Orange County	9.3%
San Bernardino County	3.4%
Riverside County	3.0%
Ventura County	2.5%
All Other Places	5.1%
Total	**100.0%**

Note:

(a) Los Angeles neighborhood estimates are based on zip code tabulation area (ZCTA) data.

BAE utilized a list of zip codes and community names compiled by the County of Los Angeles. Some zip codes may include parts of other areas not reflected by its name.

Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics via OnTheMap, 2015; BAE, 2019.

REAL ESTATE ANALYSIS - RESIDENTIAL

The residential real estate market analysis focuses on key indicators in San Pedro's multifamily rental market and for-sale housing market, including vacancy rates, unit sizes, unit ages, and multifamily rents and single-family home sale prices.

Multifamily Rental

This summary analyzes all market-rate multifamily product in San Pedro, including the market comparables described earlier in the report.

- There are 5,036 multifamily units in San Pedro in Q4 2018 according to CoStar, with an overall vacancy rate of 4.2 percent (Table 18).
- Asking rents across all unit types was $1,592/month in Q4 2018. This translates to approximately $2.08/sf.

Table 18: Multifamily Summary, San Pedro, Q4 2018

Market-Rate Multifamily Summary	Studio	1 BR	2 BR	3 BR	4+ BR	All Unit Types (a)
Inventory (units), Q4 2018	**724**	**1,851**	**1,442**	**249**	**5**	**5,036**
Occupied Units	695	1,764	1,386	239	5	4,826
Vacant Units	29	87	56	10	0	210
Vacancy Rate	4.1%	4.7%	3.9%	3.9%	0.0%	4.2%
Avg. Asking Rents, Q4 2017 - Q4 2018						
Avg. Asking Rent, Q4 2017	$1,013	$1,331	$1,938	$2,495	$2,166	$1,529
Avg. Asking Rent, Q4 2018	$1,064	$1,391	$1,991	$2,679	$2,193	$1,592
% Change Q4 2017 - Q4 2018	5.0%	4.5%	2.7%	7.4%	1.2%	4.1%
Under Construction, Q4 2018	**0**	**0**	**0**	**0**	**0**	**375**
Deliveries, Q1 2009 - Q4 2018	**35**	**54**	**6**	**16**	**0**	**111**

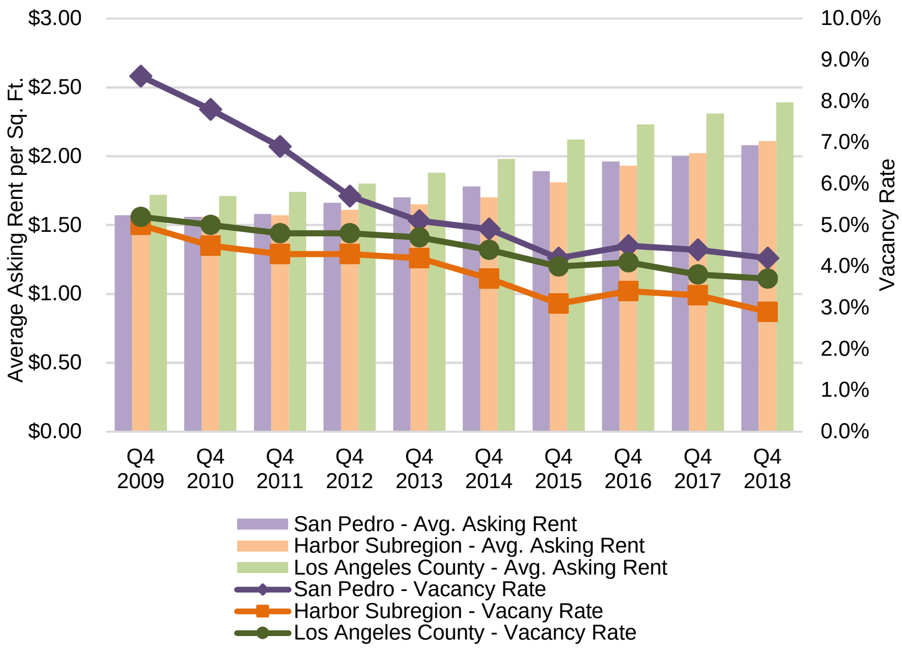
Sources: CoStar, 2019; BAE, 2019.

Performance Metrics

- San Pedro's multifamily vacancy rate has dropped steadily over the past decade, from 8.6 percent in 2009 to 4.2 percent in 2018 (Figure 10). Vacancies are generally consistent across unit sizes: two and three-bedroom units have the lowest vacancy rates (3.9 percent) (Table 18).
- Average asking rents, meanwhile, have risen from $1.57/sf to $2.08/sf over the same time period, an increase of over 32 percent.

- San Pedro’s rents remain close to those in the Harbor subregion; however, new units in the greater subregion have resulted in slightly higher rents than in San Pedro.

Figure 10: Asking Rents and Vacancy Rates in San Pedro, 2009-2018



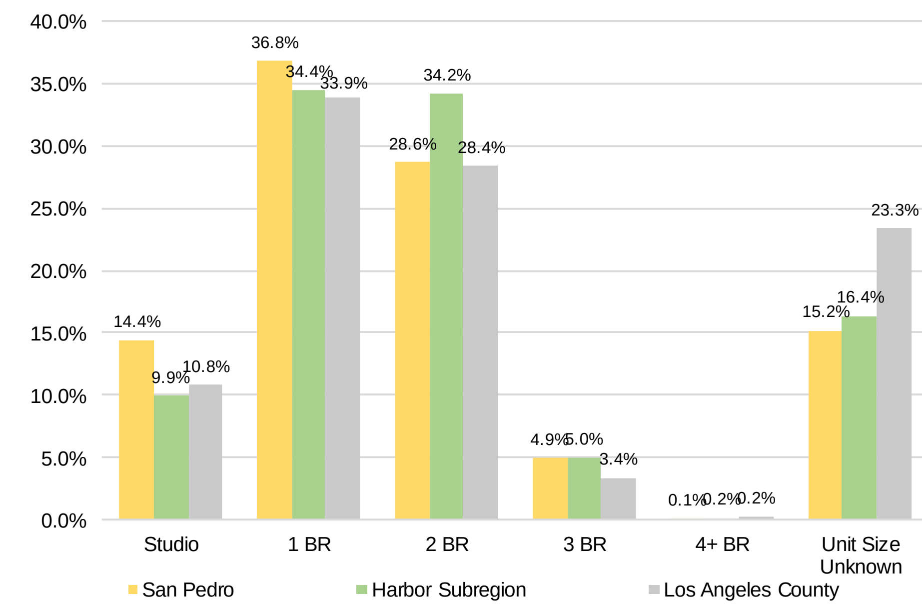
Sources: CoStar, 2019; BAE, 2019.

Inventory by Bedroom Count

- One-bedroom units comprise the largest share of multifamily unit types in San Pedro, representing 36.8 percent of total (Figure 11). Two-bedroom units are the second most common unit type, with 28.6 percent of San Pedro’s total.

- Compared to both the Harbor Subregion and Los Angeles County, San Pedro has a significantly higher share of studios (14.4 percent of total multifamily inventory, versus 9.9 percent in the Harbor Subregion and 10.8 percent in Los Angeles County).

Figure 11: Multifamily Units by Number of Bedrooms, 2018



Sources: CoStar, 2019; BAE, 2019.

Other Multifamily Housing Characteristics

The multifamily housing stock in San Pedro consists of a wide range of building types, from historic bungalow and garden courts to more recent construction. The typical apartment building in San Pedro is approaching sixty years old, with a median-year built of 1963.

- Of the 436 apartments tracked by CoStar in San Pedro, the median building size was seven units.
- The most common-sized apartment building was just five units, indicating a large share of four and five-plex style developments.
- 328 of San Pedro's 436 apartment buildings were constructed in 1977 or before, indicating that up to 75 percent of San Pedro's building inventory may be subject to Los Angeles' Rent Stabilization Ordinance (RSO).

Tenure

Renters make up the majority of households (58.4 percent) in San Pedro, according to the most recently-available Census figures (Table 19). Owner households, meanwhile, comprise 41.6 percent of all households in San Pedro.

- One-person households make up the largest share of renter households (6,493 households of 18,078 total). More than three-quarters of all renter households (75.8 percent) are comprised of three people or fewer.

Table 19: Tenure by Household Size, San Pedro, 2013-17

	2013-2017 (a)	
San Pedro	**Number**	**Percent**
Renter Households	**18,078**	**58.4%**
One-Person Households	6,493	21.0%
Two-Person Households	4,386	14.2%
Three-Person Households	2,834	9.2%
Four-Person Households	2,268	7.3%
Five-Person Households	1,242	4.0%
Six-or-More-Person Households	855	2.8%
Owner Households	**12,873**	**41.6%**
One-Person Households	3,582	11.6%
Two-Person Households	4,455	14.4%
Three-Person Households	2,052	6.6%
Four-Person Households	1,657	5.4%
Five-Person Households	641	2.1%
Six-or-More-Person Households	486	1.6%
Total	**30,951**	**100.0%**

Note:
(a) Single-year estimates are not available for the San Pedro geography.

Sources: U.S. Census Bureau, 2010 Decennial Census, Table QTH2;
ACS 2013-2017 Five-Year Sample Estimates, Table B25009; BAE, 2019.

Ownership – Single Family, Townhome, and Condominium

The median sales price of a home in San Pedro was $563,500 in 2018, compared to $598,500 in Los Angeles County during the same time period (Table 20).

This represents an increase of 7.4 percent from the prior year, representing a faster growth rate than the larger county.

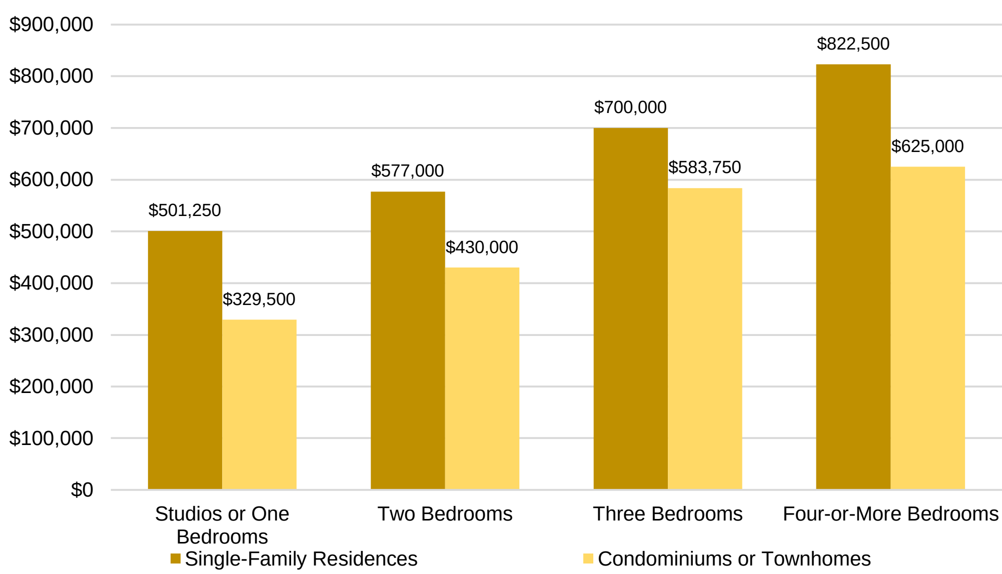
Table 20: Home Sale Price Trends, San Pedro and LA County, 2009-2018

	San Pedro (a)		Los Angeles County	
Year	Median Sale Price	Y-O-Y % Change	Median Sale Price	Y-O-Y % Change
2009	$385,000	n.a.	$320,000	n.a.
2010	$390,000	1.3%	$330,000	3.1%
2011	$335,000	-14.1%	$315,000	-4.5%
2012	$330,000	-1.5%	$330,000	4.8%
2013	$410,000	24.2%	$410,000	24.2%
2014	$445,000	8.5%	$455,000	11.0%
2015	$475,000	6.7%	$487,500	7.1%
2016	$507,750	6.9%	$520,000	6.7%
2017	$524,500	3.3%	$560,000	7.7%
2018	$563,500	7.4%	$598,500	6.9%

Notes:
(a) San Pedro is defined here as the zip codes that overlap the San Pedro neighborhood: 90731, 90733, and 90734.
Sources: CoreLogic via DQ News; BAE, 2019.

Sale prices for single-family homes ranged from $577,000 for two-bedrooms to $822,500 for four-or-more bedrooms (Figure 12). Prices for San Pedro condos and townhomes, meanwhile, ranged from $329,500 for studios or one-bedrooms; $430,000 for two-bedrooms; and $583,750 for three-bedrooms.

Figure 12: Median Home Sale Price by Unit Type and Number for Bedrooms, San Pedro, January 2018-January 2019



Sources: ListSource; BAE, 2019.

Home Sales Price Distribution

The majority of San Pedro home sales were for single-family residences, with 339 transactions, or 57.9 percent of total sales volume (Table 21). Condominiums and townhomes comprised 42.1 percent of total sales over the same time period.

Two-bedroom units represented over half of all townhome and condominium sales (56.5 percent), with three-bedrooms comprising an additional 22.8 percent. The median condo price was $471,500 across all bedroom counts, with an average unit size of 1,337 square feet.

Table 21: Home Sale Price Distribution, San Pedro, Jan 2018-Jan 2019

Single-Family Residences

Sale Price Range	1 BR	2 BR	3 BR	4+ BR	Total	% Total
Less than $400,000	5	6	1	1	**13**	**3.8%**
$400,000-$499,999	2	16	9	1	**28**	**8.3%**
$500,000-$599,999	5	45	33	5	**88**	**26.0%**
$600,000-$699,999	0	27	30	9	**66**	**19.5%**
$700,000-$799,999	0	6	39	13	**58**	**17.1%**
$800,000-$899,999	0	6	18	19	**43**	**12.7%**
$900,000-$999,999	0	1	8	10	**19**	**5.6%**
$1,000,000-$1,499,999	2	1	5	8	**16**	**4.7%**
$1,500,000 or More	0	2	4	2	**8**	**2.4%**
Total	**14**	**110**	**147**	**68**	**339**	**100.0%**
% Total	**4.1%**	**32.4%**	**43.4%**	**20.1%**	**100.0%**	
Median Sale Price	**$501,250**	**$577,000**	**$700,000**	**$822,500**	**$665,500**	
Average Sale Price	**$553,321**	**$643,232**	**$743,663**	**$892,388**	**$733,047**	
Average Size (sf)	**828**	**1,135**	**1,535**	**2,174**	**1,504**	
Median Price per sf	**$634**	**$548**	**$479**	**$393**	**$486**	
Average Price per sf	**$668**	**$567**	**$502**	**$429**	**$515**	

Condominiums and Townhomes

Sale Price Range	0-1 BR	2 BR	3 BR	4+ BR	Total	% Total
Less than $300,000	4	3	1	0	**8**	**3.3%**
$300,000-$349,999	17	14	0	0	**31**	**12.6%**
$350,000-$399,999	8	40	2	0	**50**	**20.3%**
$400,000-$449,999	1	19	4	0	**24**	**9.8%**
$450,000-$499,999	1	17	5	0	**23**	**9.3%**
$500,000-$549,999	0	28	7	0	**35**	**14.2%**
$550,000-$599,999	0	11	17	7	**35**	**14.2%**
$600,000-$699,999	0	4	15	7	**26**	**10.6%**
$700,000 or More	0	3	5	6	**14**	**5.7%**
Total	**31**	**139**	**56**	**20**	**246**	**100.0%**
% Total	**12.6%**	**56.5%**	**22.8%**	**8.1%**	**100.0%**	
Median Sale Price	**$329,500**	**$430,000**	**$583,750**	**$625,000**	**$471,500**	
Average Sale Price	**$324,141**	**$459,411**	**$599,903**	**$636,275**	**$489,785**	
Average Size (sf)	**788**	**1,240**	**1,687**	**1,845**	**1,337**	
Median Price per sf	**$419**	**$365**	**$352**	**$352**	**$363**	
Average Price per sf	**$419**	**$375**	**$363**	**$349**	**$376**	

Sources: ListSource; BAE, 2019.

Market Rate Housing Demand by Household Segment

The following section analyzes the specific household segments that may be most likely to contribute demand for new, market rate multifamily development in San Pedro. This approach uses psychographic analysis, which analyzes demographic and household characteristics (e.g., the presence of children and length of commute) that contribute to housing type preference.

To illustrate potential demand segments drawing from the larger Harbor Subregion, BAE utilized Esri's Tapestry system, which classifies U.S. neighborhoods into 67 unique "segments", based on a combination of demographic characteristics and data mining of consumer databases and surveys.

Median household income a key driver for this analysis—therefore, tapestry segments whose adjusted incomes could reasonably afford the monthly rents identified in the San Pedro comparables analysis have been included. Potential demand for new multifamily product also incorporates factors such as housing preference and household size. Even though some household segments may earn sufficient incomes, for example, their housing preference (e.g., single-family homes or for-sale condominiums) may not align with the type of development considered as part of the Rancho San Pedro transformation.

Potential Market for New Multifamily Product, Harbor Subregion

Table 22 illustrates the tapestry segments most likely to contribute potential demand for new market rate multifamily development in the larger Harbor Subregion, including San Pedro.

Table 22: Potential Market for New Multifamily – Harbor Subregion

	Harbor Subregion		HH	
Tapestry Segment	(#HH)	(% total)	Income (a)	HH Size
City Lights	26,589	11.8%	$75,183	2.59
Trendsetters	9,172	4.1%	$68,556	2.12
Enterprising Professionals	6,342	2.8%	$94,088	2.48
Golden Years	4,961	2.2%	$77,900	2.06
Laptops and Lattes	1,871	0.8%	$121,901	1.87
Metro Renters	1,622	0.7%	$72,793	1.67
Urban Chic	1,209	0.5%	$118,859	2.39

Notes:

(a) Adjusted from Esri Tapestry national figures to San Pedro.

Sources: Esri, 2018; BAE, 2019.

- *"City Lights"* households are characterized by moderate incomes ($75,000/year) and range from single person to married-couple families, with and without children.[16] Many residents have completed some college or a degree, and work in professional and service occupations. Most households own one vehicle, but public transportation is still a necessity for daily commutes.

- "Enterprising Professionals" are well-educated (more than 50 percent hold a bachelor's degree or higher),and earn incomes of over $94,000 in professions such as science, technology, and engineering. They switch jobs often to move up the corporate ladder, and therefore prefer to rent apartments, condominiums, and townhomes. The segment is also relatively diverse. Nearly half of Enterprising Professional households are composed of married couples, while 29 percent are singles.

- "Laptops and Lattes" households are primarily single, with careers in business, computer technology, and entertainment occupations. More than 75 percent have a bachelor's degree or higher, and they earn incomes of nearly $122,000 per year. In general, they prefer living in densely-populated cities, and enjoy walking, biking, or taking public transportation to work. Despite high incomes, most households are renter-occupied, and own one vehicle or fewer.

- "Metro Renter" households are young and well-educated, often living alone or with a roommate to share expenses. Income is above the median at nearly $73,000 per year, with renters comprising up to 80 percent of households. A high percentage of this segment's income is dedicated to paying rent; therefore, many of these households choose to walk or take public transportation.

Housing Affordability Analysis

The following section discusses findings related to the affordability of rental housing and for-sale housing in San Pedro. Income ranges for housing affordability in San Pedro are established by the U.S. Department of Housing and Urban Development (HUD), and are based on the Area Median Income (AMI) for the Los Angeles (MSA) in Fiscal Year 2019.

Household Income by Tenure

A low-income household is defined as a household that earns 80 percent or less of Area Median Income (AMI), while a very low-income household is defined as a household that earns less than 50 percent of AMI. An extremely-low income household earns less than 30 percent of AMI.

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[16] Tapestry segment incomes (reported at the national level) have been adjusted to reflect higher local incomes.

- Renter-occupied households in San Pedro are significantly more likely to belong to the extremely-low or very-low income categories (Table 23).

- 34.8 percent of renter-occupied households in San Pedro, meanwhile, belong to moderate and above-moderate income categories. For a family of three, this translates into $75,150 per year and above, according to FY 2019 Income Limits for the Los Angeles Metro.

Table 23: Distribution of San Pedro Households by HUD Area Median Family Income Level, 2011-15

Distribution of Households by HUD Area Median Family Income (HAMFI) Level	Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent
Extremely Low Income (<= 30% HAMFI)	4,865	27.2%	5,745	18.8%
Very Low Income (>30%, <=50% HAMFI)	3,190	17.8%	4,215	13.8%
Low Income (>50%, <=80% HAMFI)	3,600	20.1%	5,470	17.9%
Moderate Income (>80%, <=120% HAMFI)	3,072	17.2%	5,421	17.7%
Above Moderate Income (>120% HAMFI)	3,155	17.6%	9,752	31.9%
Total, All Incomes	**17,880**	**100.0%**	**30,605**	**100.0%**

Note:
(a) Totals differ slightly from the sum of component figures due to independent rounding.

Sources: U.S. Census Bureau, Comprehensive Housing Affordability Strategy, 2011-2015; BAE, 2019.

Housing Cost Burdens

Housing Affordability becomes a problem when there is a deficit of housing units that can accommodate a region's households at costs that are proportionate to their incomes. According to HUD standards, households paying more than 30 percent of their gross incomes for housing costs are considered "cost-burdened." Per HUD's 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, 44.9 percent of San Pedro households are considered cost-burdened (50.9 percent of renter households and 36.5 percent of owner households). Thus, providing a range of affordable units along with the market rate units will be critical in the ongoing success of the San Pedro community.

Table 24: Housing Cost Burdens by Income Bracket and Tenure,

	Owner Households		Renter Households		All Households	
Household Income Brackets (a)	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Households (b)	**12,715**	**100.0%**	**17,880**	**100.0%**	**30,605**	**100.0%**
With ≤ 30% Housing Cost Burden	8,017	63.0%	8,506	47.7%	16,523	54.1%
With > 30%, but ≤ 50% Housing Cost Burden	2,596	20.4%	4,330	24.3%	6,926	22.7%
With > 50% Housing Cost Burden	2,044	16.1%	4,747	26.6%	6,791	22.2%
Not Computed (No or Negative Income)	70	0.6%	259	1.5%	329	1.1%

Notes:
(a) Totals do not equal the sum of individual figures due to independent rounding.
(b) CHAS data reflect HUD-defined household income limits. HAMFI stands for HUD Area Median Family Income.

Sources: U.S. Department of Housing and Urban Development, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2019.

REAL ESTATE ANALYSIS - COMMERCIAL

Retail

Inventory

As of Q4 2018, San Pedro contained approximately 2.16 million square feet of retail space, representing more than eight percent of retail in the subregion (Table 25). San Pedro's vacancy rate was 4.9 percent, with an average asking rent of $1.83 per square foot per month on a triple net basis. Asking rents are higher in the Harbor Subregion ($2.10 per square foot per month, NNN) as well as Los Angeles County ($2.64 per square foot).

Table 25: Retail Summary, San Pedro, Harbor Subregion, and Los Angeles County

Retail Summary	San Pedro	Harbor Subregion	Los Angeles County
Inventory (sf), Q4 2018	2,158,139	26,130,062	441,203,670
Occupied Stock (sf)	2,051,773	25,165,350	424,040,729
Vacant Stock (sf)	106,366	964,712	17,162,941
Vacancy Rate	4.9%	3.7%	3.9%
Avg. Asking NNN Rents			
Avg. Asking Rent (psf), Q4 2017	$1.61	$2.10	$2.59
Avg. Asking Rent (psf), Q4 2018	$1.83	$2.26	$2.64
% Change, Q4 2017 - Q4 2018	13.7%	7.6%	1.9%
Net Absorption			
1-Year Net Absorption (sf), Q4 2017-Q4 2018	41,900	221,566	(225,778)
10-Year Net Absorption (sf), Q4 2008-Q4 2018	(105,251)	115,369	7,743,351
New Deliveries (sf), Q4 2008 - Q4 2018	10,425	982,294	17,027,627
Under Construction (sf), Q4 2018	5,200	72,643	1,975,835

Sources: CoStar; BAE, 2019.

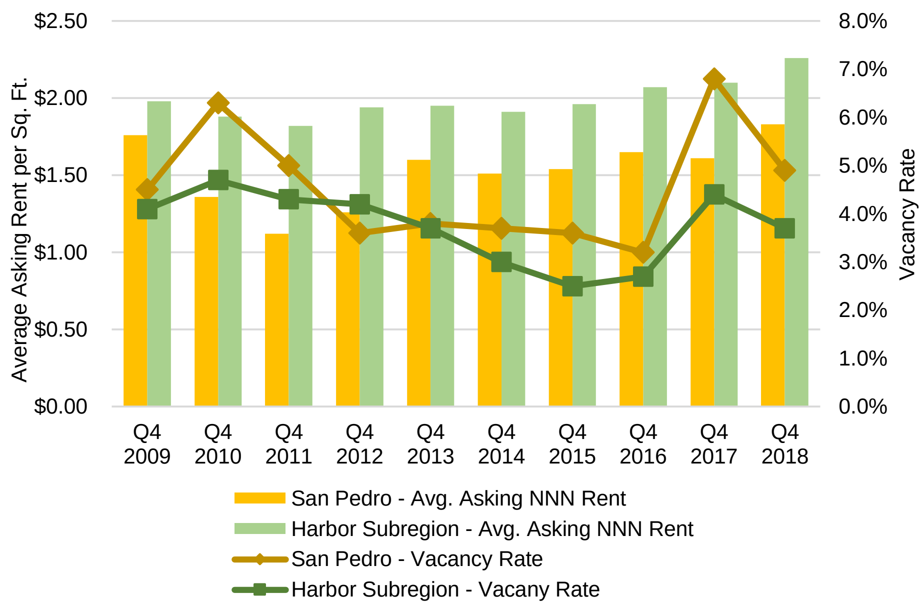
Although asking rents in San Pedro are lower than in the larger Harbor Subregion, they grew at a faster rate over the most recent one year period (13.7 percent versus 7.6 percent between Q4 2017 and Q4 2018. This suggests that San Pedro is becoming more desirable for retail relative to the subregion. Despite a higher vacancy rate, retail spaces in San Pedro are able to support rents that are becoming closer to those in the subregion.

Between Q4 2017 and Q4 2018, San Pedro absorbed 41,900 square feet of retail space, representing nearly 19 percent of total subregion absorption. Currently San Pedro has 5,200 square feet of retail space under construction, which represents seven percent of the subregion, indicating that retail is growing in San Pedro relative to the subregion, albeit slowly. The retail currently under construction is part of the 550 Palos Verdes development, which is scheduled to come online in 2020.

Rental Rate and Vacancy Trends

As Figure 13 shows, average retail asking rents in San Pedro have generally been lower than those of the larger Harbor Subregion. Vacancy rates have also trended higher in San Pedro over the past decade, peaking in Q4 2017 at 6.8 percent, but declining more sharply between 2017 and 2018.

Figure 13: Retail Asking Rent/sf and Vacancy Rate, San Pedro and Harbor Subregion



Sources: CoStar; BAE, 2019.

Office

Inventory

San Pedro had approximately 1.3 million square feet of office space as of Q4 2018, representing 7.2 percent of the subregion's inventory (Table 26). Asking rents were $2.04 per square foot, compared to $2.37 per square foot in the Harbor Subregion. San Pedro's office vacancy rate of 8.4 percent, however, is lower than the vacancy rate in both the Harbor Subregion (10.4 percent) as well as Los Angeles County (9.3 percent).

Table 26: Office Summary, San Pedro, Harbor Subregion, and Los Angeles County

Office Summary	San Pedro	Harbor Subregion	Los Angeles County
Inventory (sf), Q4 2018	1,333,290	18,361,957	417,525,329
Occupied Stock (sf)	1,225,863	16,453,033	378,646,707
Vacant Stock (sf)	107,427	1,908,924	38,878,622
Vacancy Rate	8.1%	10.4%	9.3%
Avg. Asking NNN Rents			
Avg. Asking Rent (psf), Q4 2017	$2.13	$2.31	$2.90
Avg. Asking Rent (psf), Q4 2018	$2.04	$2.37	$2.99
% Change, Q4 2017 - Q4 2018	-4.2%	2.6%	3.1%
Net Absorption			
1-Year Net Absorption (sf), Q4 2017 - Q4 2018	38,510	(52,352)	2,438,353
10-Year Net Absorption (sf), Q4 2008 - Q4 2018	(44,686)	(319,536)	538,817
New Deliveries (sf), Q4 2008 - Q4 2018	3,300	293,951	18,312,353
Under Construction (sf), Q4 2018	0	0	6,326,759

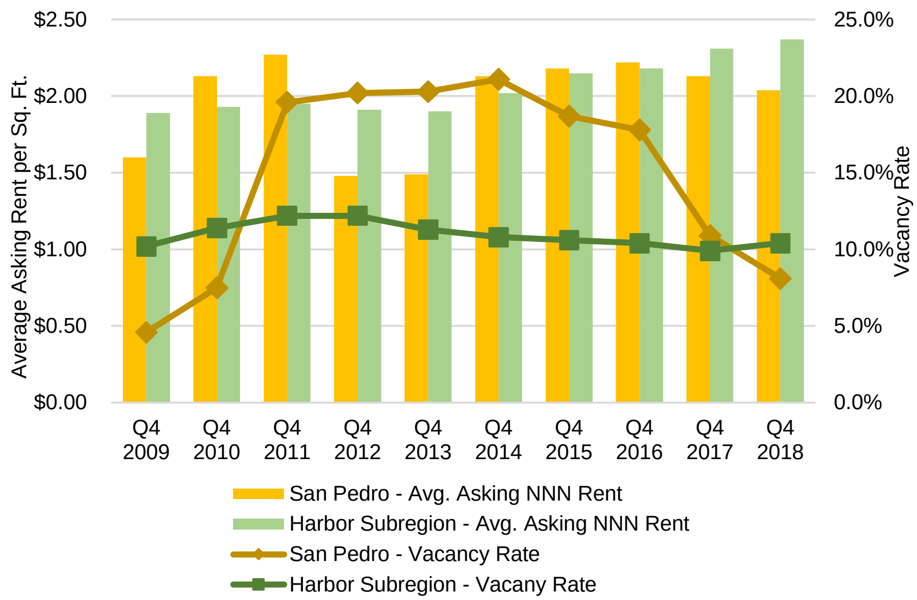
Sources: CoStar; BAE, 2019.

Asking rents in San Pedro are both lower than in the larger Harbor Subregion, and declined between Q4 2017 and Q4 2018, indicating that San Pedro's office market is facing competition, likely from an influx of investment in amenities in downtown Long Beach. Changes in San Pedro's waterfront along with new development and retail amenities can strengthen the position of the local office market.

Rental Rate and Vacancy Trends

As Figure 14 shows, the Harbor Subregion has had a stable office market over the past decade with minimal changes in rents and vacancies until recent years when rents began increasing. Over the same period, San Pedro's office market has been more volatile, with larger changes in rents and vacancy rates during the Great Recession and the recovery period.

Figure 14: Office Asking Rent/sf and Vacancy Rate, San Pedro and Harbor Subregion



Sources: CoStar; BAE, 2019.

DEMAND PROJECTIONS

Household Growth Projections

This analysis uses several methods to determine project demand for residential uses in San Pedro. SCAG projections provide a baseline for the analysis. However, since the San Pedro area is undergoing catalytic changes from new waterfront development and an updated community plan, the analysis incorporates two other methods for estimating demand based on capturing a portion of demand from a larger area.

SCAG Projections

To analyze supportable demand for new housing in San Pedro, a baseline household count was established for the current year (2018) that encompasses all Transportation Analysis Zones (TAZs) within San Pedro. SCAG uses an internal algorithm to determine future households in each TAZ based on historic growth, zoning, transportation planning, and a variety of factors. SCAG projections forecast the number of residents, households, and jobs for each TAZ in 2040. Using this method, San Pedro is expected to absorb approximately 4,062 households by 2040, indicating an annual growth rate of 0.55 percent, while the subregion is expected to absorb 22,936 new households (Table 27).

Table 27: Household Growth Projections through 2040, San Pedro and Harbor Subregion

	2018 (a)	2020 (b)	2040 (b)	Growth Rate 2018-2040 (% annual)
San Pedro	31,482	32,665	35,544	**0.55%**
Harbor Subregion (c)	224,416	228,914	247,352	**0.44%**

Notes:
(a) Base Year (BY) household count derived from Esri, 2018.
(b) 2020 and 2040 household estimates for area-relevant TAZs derived from 2016 SCAG RTP.
(c) Harbor Subregion comprised of San Pedro, Wilmington-Harbor City, and Harbor Gateway Community Plan Areas (City of Los Angeles); Cities of Carson, Torrance, Lomita, Gardena and West Carson (Census-Designated Place); and Downtown Long Beach.

Sources: SCAG, 2016; Esri, 2018; BAE, 2019.

Subregion Capture Rate

Because there are placemaking activities occurring in San Pedro that may not have been captured in the 2016 SCAG projections, this analysis evaluates the potential household growth that San Pedro could capture from the larger subregion. The “Harbor Subregion”, which includes Downtown Long Beach, Wilmington-Harbor City and Harbor Gateway Community Plan Areas; as well as the cities of Carson, Torrance, Lomita, Gardena and West Carson CDP, shares similar demographics and a proximate geographic location to San Pedro. This analysis considers the Harbor Subregion as the competitive subregion for San Pedro and evaluates potential household growth based on its potential to capture and increasing share of development from the larger subregion.

SCAG projects the larger subregion to absorb 22,936 households by 2040, of which San Pedro is expected to capture 4,062 households, or 17.7 percent. Between 2018 and 2028, the subregion is expected to absorb 10,149 units, of which San Pedro would capture 1,785 based on SCAG's projected capture rate (17.7 percent).

Table 28: San Pedro Household Capture Rate

	2018 HH (#)	2028 HH (#)	Total Increase HH (#)
Regional Growth Projections - 10 year (a)			
San Pedro Household Growth	31,482	33,267	1,785
Expanded Harbor Household Growth	224,416	234,565	10,149
San Pedro Capture Rate	**17.6%**		

Notes:
(a) Based on forecast annual household growth rates of 0.55% for San Pedro, and 0.44% for Harbor Subregion (both SCAG 2018-40).

Sources: SCAG, 2016; San Pedro Community Plan, 2017; Esri, 2018; BAE, 2019.

However, with the waterfront enhancements currently underway in San Pedro, the expansion of job centers in the 40-minute commute shed, and lack of available housing in Los Angeles, San Pedro can anticipate out-performing its SCAG projections. This is particularly true as the County and other landowners identify parcels for redevelopment that can support new housing development, and as Metro continues expanding and improving its transit service via the Silver Line to Downtown Los Angeles. Under these conditions, San Pedro could be expected to capture a larger share of the subregion's projected household growth.

Under an "accelerated" scenario, San Pedro could capture up to 25 percent of new subregion households, or 2,540 new households between 2018 and 2028. Under a "high" scenario, where San Pedro is able to capture 30 percent of total subregion growth, the area could capture up to 2,990 new households (Table 29).

Table 29: Household Growth in Expanded Harbor Geography

	Capture Rate (%)	New HH (#)	Annual Growth Rate (%)
San Pedro Capture Rate - Baseline (a)	17.6%	1,785	0.55%
San Pedro Capture Rate - Accelerated (b)	**25.0%**	**2,540**	**0.78%**
San Pedro Capture Rate - High Range (c)	30.0%	2,990	0.91%

Notes:
(a) San Pedro’s anticipated "capture rate" of new households across Expanded Harbor Subregion, based on 2018-2040 growth projections (Esri/SCAG).
(b) Assumes that over 10-year period, San Pedro captures 25.0% of Expanded Harbor Subregion’s anticipated household growth (versus 17.6%).
(b) Assumes that over 10-year period, San Pedro captures 30.0% of Expanded Harbor Subregion’s anticipated household growth.

Demand Projections

San Pedro can anticipate a minimum of 1,785 additional households moving into the area by 2028, with as many as 2,990 new households moving in if housing is available. In order to translate new households into housing unit demand, the analysis will evaluate any existing market imbalances (pent up demand or absorbable supply) and deduct any planned and proposed development likely to come online before this project.

Table 30: Projected Housing Unit Demand (10-year), San Pedro

2018 Households (a)	31,482		
2018 Housing Units (b)	33,701		
Existing Absorbable Supply and Pent-Up Demand			
Stabilized Vacancy (%) (c)	5.0%		
Stabilized Vacancy (units)	1,685		
Actual Current Vacancy (%) (d), (e)	6.6%		
Actual Current Vacancy (units) (e)	2,219		
Absorbable Vacant Supply (units)	534		
Pent-Up Demand (units)	(534)		
2028 Demand	**Baseline**	**Accelerated**	**Maximum**
2028 New Households (f)	1,785	2,540	2,990
Plus: 2028 Stabilized Vacant Units	89	127	150
Plus: Pent Up Demand	(534)	(534)	(534)
Less: Units Under Construction (g)	(375)	(375)	(375)
Total Net New Housing Demand (units)	**966**	**1,758**	**2,231**

Notes:
(a) The 2018 total households figure is sourced from Esri Business Analyst.
(b) Sourced from American Community Survey 2013-2017 five-year sample estimates.
(c) A stabilized housing market with healthy turnover generally maintains a vacancy rate of 5.0 percent.
(d) In the existing housing stock, vacancies above stabilized levels represent supply that can meet some of the gross housing need while maintaining a stabilized market vacancy rate Vacancies below stabilized levels indicate that there is pent-up demand in the market requiring additional new units to bring the market vacancy rate to stabilized levels.
(e) Actual current vacancy figures are sourced from American Community Survey 2013-2017 five-year sample estimates.
(f) The 2028 total households projection is sourced from Esri, SCAG, and BAE.
(g) The under-construction units figure is sourced from CoStar, Q4 2018.

Sources: Southern California Association of Governments, 2016; Esri, 2018; U.S. Census Bureau, American Community Survey 2013-2017 five-year estimates, U.S. Dept. of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2011-2015 five-year estimates; BAE, 2019.

As Table 30 shows, under the baseline scenario, San Pedro will be able to absorb a minimum of 966 new housing units between 2018 and 2028. This includes absorbing 534 existing vacant units. If these units are not livable or do not have the amenities that new residents are seeking, they may not be competitive and may not absorb before the new units. Thus, this provides a conservative estimate of absorption over the ten-year period. Under the accelerated and high scenarios, San Pedro would be able to absorb 1,758 and 2,231 units respectively over the same time period, after absorbing 534 currently vacant existing units and 375 units under construction.

None of these scenarios account for residential market conditions within the 40-minute commute shed but outside of the subregion. According to Census Transportation Planning Package and CoStar, the multifamily vacancy rate in the commute shed is 2.9 percent. Just to bring that market into equilibrium, without accounting for future household growth, requires the development of 10,588 units. While many of these units would not necessarily compete with units in San Pedro, per se, it underscores the magnitude of supply constraint in this portion of the region.

Table 31: Pent-Up Multifamily Housing Demand, 40-Minute Capture Area

Rental Units	
Total Inventory	507,585
Occupied Units	492,794
Vacant Units	14,791
Vacancy Rate	*2.9%*
Long Term Vacancy Rate	5%
Pent Up Demand, Units	**10,588**

Sources: 2013-2017 American Community Survey; BAE, 2019.

Commercial Demand Projections – Retail

Demand for new retail space in San Pedro will be driven primarily by new household growth. This market analysis uses a resident-focused approach to estimate new retail demand in San Pedro.

Commercial "Leakage" and "Injection"

San Pedro receives fewer retail sales than would be expected given the area's demographic characteristics, indicating that there are sales "leakages" from the area. Retail leakage and injection analysis compares actual retail sales in an area with a benchmark that measures the potential sales generated by that area's residents. Based on demographic indicators such as disposable income, household type, and resident age, potential retail sales from San Pedro residents was estimated to be $1.2 billion, or $14,484 per resident in 2017 (Table 32).

Table 32: Retail Potential and Sales, San Pedro, 2017

Retail Potential	
Total Retail Potential, 2017 (a)	$1,198,890,851
Population, 2018 (b)	82,776
Total Retail Potential per capita	$14,484
Actual Retail Capture	
Total Retail Sales, 2017 (c)	$561,176,497
Retail Capture Rate (d)	46.8%
Captured Retail per Capita (e)	$6,779

Notes:
(a) Total potential consumer spending generated by residents of San Pedro, per Esri Retail MarketPlace.
(b) Esri Business Analyst, 2018
(c) Includes total retail trade and food and drink sales within San Pedro, as estimated by Esri Retail MarketPlace.

Sources: Esri, 2018; BAE, 2019.

Actual retail sales in San Pedro, however, were significantly lower, at $6,779 per resident, or nearly $562 million total. This indicates that the area's retail offerings may not be fully meeting local residents' needs. Indeed, San Pedro is capturing only 46.8 percent of its potential retail sales, according to estimates shown in Table 32.

If San Pedro is instead successful in attracting new businesses to the area and catalytic projects such as the San Pedro Public Market come to fruition, the retail capture rate could rise significantly as residents begin to shop locally.

Retail Demand Estimates

New retail demand will come primarily from projected new residents. By applying the same growth and capture rate methodology described above for household growth, San Pedro could be expected to absorb up to 4,284 net new residents over the next decade in an "Accelerated" scenario (Table 33). If San Pedro is also able to improve its retail capture rate to 65 percent, retail sales would climb to approximately $9,414 per capita. By 2028, this would translate into approximately $40,330,628 in additional retail sales (Table 33).

Table 33: Total Retail Spending Estimate, San Pedro, 2028

Projected Population, 2028 (a)	87,060
Less: Population, 2018	(82,776)
Net New Residents, 2018-2028	**4,284**
Total Retail Potential per capita	$14,484
Original Retail Capture Rate (b)	46.8%
Revised Retail Capture Rate	65.0%
Retail Spending per Capita, Revised	$9,414
Net New Retail Spending Estimate, 2028	$40,330,628

Notes:
(a) Assumes population growth under an "Accelerated" scenario.
(b) Esri Retail MarketPlace, 2017

Sources: Esri, 2018; BAE, 2019.

As of Q4 2017, San Pedro had approximately 2,008,287 occupied square feet of retail space, according to CoStar. Based on actual retail sales of $562 million, this indicates local retail sales of approximately $279 per square foot in San Pedro. Due in part to a significant concentration of discount and consignment stores in the San Pedro business district, this is a significantly lower sales-per-square foot figure than is likely for new retail construction. To better approximate a typical figure, BAE applied industry standard sales per square foot assumptions are based on data from a mix of sources, including the Urban Land Institute, and BAE's own experience derived from previous consulting assignments.

Assuming that new retail within San Pedro achieves approximately $450 per square foot, the analysis next determines how many square feet of additional retail space would be required to support new residents. After accounting for a new product vacancy allowance of 5.0 percent and deducting the 5,200 square feet of retail space classified as under construction, San

Pedro could potentially absorb up to 89,000 square feet of additional retail space over the next decade.

Table 34: Estimated Retail Demand through 2028, San Pedro

Actual Retail Sales, 2017 (a)	$561,176,497
Occupied Retail Inventory, Q4 2017 (b)	2,008,278
Average Retail Sales per sf	$279
Estimated Retail Sales per sf	$450
New Retail Need (sf), 2018-2028 (c)	89,624
New Product Vacancy Allowance	
Stabilized Vacancy (%)	5.0%
New Product Vacancy Allowance (sf)	4,717
Less: Under Construction (sf) (d)	(5,200)
Net New Retail Need (sf), 2018-2028	**89,000**

Notes:
(a) Includes total retail trade and food and drink sales within San Pedro, per Esri Retail MarketPlace.
(b) per CoStar
(c) Computed by dividing net new spending by estimated sales per square foot.
(d) Represents ground-floor retail at 550 Palos Verdes project.

Sources: CoStar, 2017; Esri, 2018; BAE, 2019.

Additional Demand Considerations

- When analyzing new retail demand as described above, it should be noted that many would-be tenants who occupy retail space are not necessarily included in traditional retail analysis. These include service-oriented firms not subject to sales tax in California such as gyms and fitness centers, yoga studios, movie theaters, daycares, medical facilities, and pet care.

- According to Esri projections, households earning $150,000 to $199,999 per year and over $200,000 per year are expected to grow faster over the next five years than any other segment in San Pedro (22.8 percent and 43.4 percent, respectively). Therefore, it can be assumed that per-capita retail “potential” figure of $14,484 could potentially be adjusted to better reflect these higher-earning cohorts.

- A Community Survey conducted by HACLA in the Fall of 2018 indicated that 55 percent of San Pedro residents would like to see more “sit-down restaurants” in the neighborhood. An additional 55 percent of residents wanted to see more grocery store options, while 54 percent chose entertainment and cultural options such as a movie theater or museum. entertainment options are the most desired local businesses. This is borne out in the leakage data as well.

Commercial Demand Projections – Office

Demand for new office space in San Pedro will continue to be driven by a diverse range of employers beyond the Port of Los Angeles, including industry sectors such as healthcare, education services, and public administration, among others. Net office absorption in San Pedro has been positive for 12 of the most recent 14 quarters according to CoStar, while proposed developments such as the Alta Sea project would add 180,000 square feet of new office space to the area, if fully realized.

Office Demand Approach

The number of jobs in San Pedro is expected to grow by approximately 0.87 percent per year, according to projections from SCAG. This represents a significantly faster rate than both the Cities of Los Angeles as well as Long Beach, underscoring the unique role that San Pedro has played as an employment generator for the area. Given the most recent employment count of 18,608 (Esri, 2018), this translates into approximately 1,674 new jobs over the next decade.

Based on the existing and anticipated mix of industry sectors located within the CPA, BAE estimates that approximately 35 percent of local jobs currently require some form of office space. Typically, these include professional services firms (e.g., legal, accounting), but in San Pedro's case, they may also include more traditional users of industrial space, such as back-office operations for uses associated with the Port's trade, transportation, and warehousing functions.

Assuming this share remains relatively constant over the forecast period, approximately 587 new jobs within San Pedro would require office space. Applying an industry-standard employment density of 250 square feet per employee (including circulation), this translates into supportable office demand of nearly 200,000 square feet (Table 35).

Table 35: Estimated Office Demand through 2028, San Pedro

	# New Jobs thru 2028	# Jobs Req. Office (a)	Office Demand (sf) (b)	Current Deficit (sf) (c)	Under Const (sf)	New Office Demand (sf)
San Pedro	1,674	587	163,073	28,780	0	191,853

Notes:
(a) Assumes share of new San Pedro jobs that require new office space will stay constant (approximately 37%).
(b) Assumes employment density of 250 sf per office worker; also includes number of additional square feet required to bring office market to long-term equilibrium vacancy of 10 percent.
(c) Reflects current shortfall of existing office space required to achieve a 10 percent vacancy.

Sources: SCAG, 2016; Esri, 2018; CoStar, 2018; BAE, 2019.

APPENDIX A: DEVELOPMENT SUMMARY AND PROPERTY REPORTS

Appendix i: Proposed and Under Construction Residential Development, San Pedro

Project Name/Address	Type	Units	Expected Construction Start or Delivery	Notes
Under Construction				
550 Palos Verdes 550 Palos Verdes St.	**Rental**	**375**	Delivery: January 2020	Six-story apartment building under construction
Proposed				
1803 S. Mesa St.	**Condo**	**22**	Start: March 2019	Three-story small-lot single-family homes; Building permit issued June 2018
255 W. 8th St.	**Condo**	**47**	Start: March 2019	Six-story condominium building Building permit issued December 2017
327 N. Harbor Blvd.	**Rental**	**54**	Start: March 2019	Seven-story apartment building No building permit issued as of March 7, 2019
921 S. Beacon St.	**Rental**	**100**	Start: June 2019	Conversion of five-story historic mental health facility to mixed-use residential No building permit issued as of March 7, 2019
336-350 W. 7th St.	**Rental**	**32**	Start: August 2019	Five-story apartment building No building permit issued as of March 7, 2019
Nelson One 533-537 Nelson St.	**Rental**	**94**	Start: February 2020	22-story tower
847-879 W. 10th St.	**Condo**	**19**	Start: September 2019	Small-lot single family homes
9th Street Lofts 456 W. 9th St.	**Rental (Affordable)**	**91**	Start: June 2020	Five-story affordable housing development
Courthouse Parcel 505 S. Centre St.	**To Be Determined**	**200+**	Unknown; negotiations end June 2019	Development program still being negotiated with County of Los Angeles

Note:
Proposed project data are based on preliminary plans and are subject to change.

Sources: CoStar; Develop San Pedro; City of Los Angeles; BAE, 2019.

Appendix ii: Proposed and Under Construction Commercial Development, San Pedro

Project Name/Address	Use	Size (sf)	Notes
Under Construction			
550 Palos Verdes 550 Palos Verdes St.	**Retail**	**5,200**	Ground-floor retail in under-construction multifamily building expected to deliver in 2020
Proposed			
Alta Sea Phase 1A Port of Los Angeles Waterfront	**Office/Flex**	**180,000**	Renovation and conversion of historic ware-houses to office and laboratory space for "research and business hub"
San Pedro Public Market, Phase I Port of Los Angeles Waterfront	**Total** Restaurants Retail Office	**168,600** 100,000 38,600 30,000	Mixed-use complex including food hall, retail, maritime-focused office, and public space; Phase I expected to deliver in 2021
Cabrillo Way Marina Port of Los Angeles Waterfront	**To Be Determined**	**90,000+**	Commercial site next to the marina; entitled for 90,000 square feet but Port is receptive to more intense development; in RFQ/RFP phase
Courthouse Parcel 505 S. Centre St.	**Retail**	**20,000+**	Ground-floor retail, including a grocery store, in a multifamily building; developer in negotia-tions with the County
921 S. Beacon St.	**Retail**	**14,717**	Ground-floor retail in mixed-use conversion of a historic mental health facility; expected to begin renovations in June 2019
9th Street Lofts 456 W. 9th St.	**Retail**	**4,900**	Ground-floor retail in proposed affordable multifamily development expected to begin construction in June 2019
336-350 W. 7th St.	**Retail**	**3,830**	Ground-floor retail in proposed multifamily building expected to begin construction in August 2019
Nelson One 533-537 Nelson St.	**Restaurant**	**3,300**	Rooftop restaurant in 22-story multifamily building expected to begin construction in Feburary 2020
Proposed Hotel W. 6th St. and S. Pacific Ave.	**Restaurant**	**2,000**	construction timeline to be determined
327 N. Harbor Blvd.	**Retail**	**1,470**	Ground-floor retail in proposed multifamily building expected to begin construction in March 2019

Note:
Proposed project data are based on preliminary plans and are subject to change.
Sources: CoStar; Develop San Pedro; City of Los Angeles; BAE, 2019.

Property Summary Report

550 Palos Verdes - 550 S Palos Verdes St
San Pedro, CA 90731 - Central San Pedro MF Submarket

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	Under Construction
Units:	375
GBA:	420,200 SF
Floors:	6
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	2.45 AC

EXPENSES PER UNIT

Taxes:	$227.71 (2016)

PARCEL

7455-026-048, 7455-026-050

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
Totals	-	375	100%	-	-	-	-	-	-	-

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	-	-	-	-	-	-	-	-	-	-	-

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces: 2,300 - 2,536 SF Available in 2 Spaces

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	2,536	2,536	2,536	$2.50/NNN	Jan 2020	5 - 10 Yrs
P 1st	Retail	Relet	2,300	2,300	2,300	$2.50/NNN	Dec 2020	5 - 10 Yrs

Property Summary Report

550 Palos Verdes - 550 S Palos Verdes St
San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★☆

TRANSPORTATION

Walk Score ®:	Very Walkable (88)
Transit Score ®:	Good Transit (50)

PROPERTY CONTACTS

True Owner:	Holland Partner Group	Recorded Owner:	Nash-Holland 550 PV Invtrs, LLC
Developer:	Holland Partners	Architect:	MVE & Partners

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Submarket 3-5 Star	$2,047	▲ 3.9%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Submarket 3-5 Star	4.8%	▼ -0.6%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Submarket 3-5 Star	1.1%	▼ -0.6%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

San Pedro Bank Lofts - 407 W 7th St

San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★☆

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2009
Units:	89
GBA:	128,201 SF
Floors:	4
Metering:	Individual
Construction:	Masonry
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	1.12 AC
Zoning:	C2

EXPENSES PER UNIT

Taxes:	$2,779.40 (2018)

PARCEL

7455-006-030, 7455-006-031, 7455-006-032, 7455-006-033, 7455-006-034, 7455-006-035, 7455-006-036, 7455-006-037, 7455-006-038, 7455-006-039, 7455-006-040, 7455-006-041, 7455-006-042, 7455-006-043, 7455-006-044, 7455-006-045, 7455-006-046, 7455-006-047, 7455-006-048, 7455-006-049, 7455-006-050, 7455-006-051, 7455-006-053, 7455-006-054, 7455-006-055, 7455-006-056, 7455-006-057, 7455-006-058, 7455-006-059, 7455-006-060, 7455-006-061, 7455-006-062, 7455-006-063, 7455-006-064, 7455-006-065, 7455-006-066, 7455-006-067, 7455-006-068, 7455-006-069, 7455-006-070, 7455-006-071, 7455-006-072, 7455-006-073, 7455-006-074, 7455-006-075, 7455-006-076, 7455-006-077, 7455-006-078, 7455-006-079, 7455-006-080, 7455-006-081, 7455-006-082, 7455-006-083, 7455-006-084, 7455-006-085, 7455-006-086, 7455-006-087, 7455-006-088, 7455-006-089, 7455-006-090, 7455-006-091, 7455-006-092, 7455-006-093, 7455-006-094, 7455-006-095, 7455-006-096

SITE AMENITIES

Courtyard, Fitness Center, Gated, Grill, On-Site Retail, Recycling

UNIT AMENITIES

Air Conditioning, Balcony, Ceiling Fans, Disposal, Fireplace, Granite Countertops, Hardwood Floors, Heating, Microwave, Range, Refrigerator, Stainless Steel Appliances, Storage Space, Tile Floors, Vaulted Ceiling, Views, Washer/Dryer, Washer/Dryer Hookup, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	1,115	35	39.3%	1	2.9%	$2,239	$2.01	$2,226	$2.00	0.6%
All 1 Beds	1,602	54	60.7%	1	1.9%	$2,678	$1.67	$2,669	$1.67	0.4%
Totals	1,410	89	100%	2	2.3%	$2,506	$1.78	$2,495	$1.77	0.4%

Property Summary Report

San Pedro Bank Lofts - 407 W 7th St

San Pedro, CA 90731 - Central San Pedro MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	0	1,617	1	1.1%	0	0.0%	$2,904	$1.80	$2,887	$1.79	0.6%
0	0	1,701	1	1.1%	0	0.0%	$3,710	$2.18	$3,689	$2.17	0.6%
0	1	974	18	20.2%	1	5.6%	$2,155	$2.21	$2,143	$2.20	0.6%
0	1	1,033	5	5.6%	0	0.0%	$2,399	$2.32	$2,385	$2.31	0.6%
0	1	1,043	1	1.1%	0	0.0%	$2,155	$2.07	$2,142	$2.05	0.6%
0	1	1,062	1	1.1%	0	0.0%	$2,275	$2.14	$2,262	$2.13	0.6%
0	1	1,334	7	7.9%	0	0.0%	$1,990	$1.49	$1,979	$1.48	0.6%
0	1	1,552	1	1.1%	0	0.0%	$2,602	$1.68	$2,587	$1.67	0.6%
1	1	1,150	2	2.2%	0	0.0%	$2,939	$2.56	$2,928	$2.55	0.4%
1	1	1,242	4	4.5%	0	0.0%	$2,339	$1.88	$2,331	$1.88	0.4%
1	1	1,299	1	1.1%	0	0.0%	$2,403	$1.85	$2,394	$1.84	0.4%
1	1	1,731	1	1.1%	0	0.0%	$2,710	$1.57	$2,700	$1.56	0.4%
1	1	2,042	1	1.1%	0	0.0%	$3,207	$1.57	$3,196	$1.57	0.3%
1	1	2,572	2	2.2%	0	0.0%	$3,648	$1.42	$3,635	$1.41	0.4%
1	2	1,448	1	1.1%	0	0.0%	$2,513	$1.74	$2,504	$1.73	0.4%
1	2	1,450	1	1.1%	0	0.0%	$2,944	$2.03	$2,933	$2.02	0.4%
1	2	1,470	1	1.1%	0	0.0%	$2,385	$1.62	$2,377	$1.62	0.3%
1	2	1,525	4	4.5%	0	0.0%	$2,742	$1.80	$2,732	$1.79	0.4%
1	2	1,617	35	39.3%	1	2.9%	$2,635	$1.63	$2,625	$1.62	0.4%
1	2	1,953	1	1.1%	0	0.0%	$2,767	$1.42	$2,756	$1.41	0.4%

Updated April 11, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $49

Storage Fee $95

PET POLICY

Birds Allowed

Cats Allowed - $250 Deposit, $50/Mo, 2 Maximum

Dogs Allowed - $500 Deposit, $50/Mo, 2 Maximum

Fishes Allowed

Reptiles Allowed

Others Allowed

TRANSPORTATION

Parking:	146 Covered Spaces are available; 1.6 per Unit
Airport:	23 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (95)
Transit Score ®:	Good Transit (51)

Property Summary Report

San Pedro Bank Lofts - 407 W 7th St
San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★★

PROPERTY CONTACTS

True Owner:	MWest Holdings	Recorded Owner:	San Pedro Lofts 1 Llc
Recorded Owner:	San Pedro Lofts 2 LLC	Prior True Owner:	ST Residential
Property Manager:	Alliance - San Pedro Bank Lofts		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,488	0.1%
Submarket 3-5 Star	$2,047	3.9%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	2.3%	0.0%
Submarket 3-5 Star	4.8%	-0.6%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	0.4%	2.2%
Submarket 3-5 Star	1.1%	-0.6%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

The Vue - 255 W 5th St

San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★★

BUILDING

Type:	Hi-Rise Apartments
Year Built:	2008
Units:	318
GBA:	498,630 SF
Floors:	15
Metering:	Individual
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	2.61 AC
Zoning:	LAR4
Parcel	7455-020-045

EXPENSES PER UNIT

Taxes:	$29.89 (2018)

SITE AMENITIES

Business Center, Cabana, Car Wash Area, Clubhouse, Controlled Access, Doorman, Elevator, Fitness Center, Furnished Units Available, Grill, Laundry Facilities, Lounge, Maintenance on site, Package Service, Property Manager on Site, Spa, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Dishwasher, Disposal, Heating, Kitchen, Microwave, Refrigerator, Stainless Steel Appliances, Tile Floors, Vaulted Ceiling, Views, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms), Wi-Fi, Window Coverings

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	762	96	30.2%	7	7.3%	$2,435	$3.20	$2,368	$3.11	2.8%
All 2 Beds	1,262	167	52.5%	11	6.6%	$2,708	$2.15	$2,688	$2.13	0.8%
All 3 Beds	1,615	55	17.3%	4	7.3%	$3,495	$2.16	$3,351	$2.08	4.1%
Totals	1,172	318	100%	21	6.6%	$2,762	$2.36	$2,706	$2.31	2.0%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	712	1	0.3%	0	0.0%	$1,950	$2.74	$1,895	$2.66	2.8%
1	1	745	39	12.3%	3	7.7%	$2,220	$2.98	$2,158	$2.90	2.8%
1	1	758	1	0.3%	0	0.0%	$2,005	$2.65	$1,949	$2.57	2.8%

Updated April 16, 2019

Property Summary Report

The Vue - 255 W 5th St

San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★★

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	773	1	0.3%	0	0.0%	$2,178	$2.82	$2,118	$2.74	2.8%
1	1	775	52	16.4%	3	5.8%	$2,629	$3.39	$2,556	$3.30	2.8%
1	1	781	1	0.3%	0	0.0%	$2,090	$2.68	$2,032	$2.60	2.8%
1	1	791	1	0.3%	0	0.0%	$2,295	$2.90	$2,231	$2.82	2.8%
2	2	1,053	2	0.6%	0	0.0%	$2,948	$2.80	$2,926	$2.78	0.8%
2	2	1,058	53	16.7%	4	7.6%	$2,355	$2.23	$2,337	$2.21	0.8%
2	2	1,066	2	0.6%	0	0.0%	$2,465	$2.31	$2,447	$2.30	0.8%
2	2	1,245	1	0.3%	0	0.0%	$2,729	$2.19	$2,709	$2.18	0.7%
2	2	1,283	1	0.3%	0	0.0%	$2,535	$1.98	$2,515	$1.96	0.8%
2	2	1,363	52	16.4%	3	5.8%	$2,682	$1.97	$2,661	$1.95	0.8%
2	2	1,367	1	0.3%	0	0.0%	$2,815	$2.06	$2,793	$2.04	0.8%
2	2	1,378	53	16.7%	4	7.6%	$3,087	$2.24	$3,064	$2.22	0.8%
2	2.5	1,354	1	0.3%	0	0.0%	$2,745	$2.03	$2,724	$2.01	0.8%
2	2.5	1,363	1	0.3%	0	0.0%	$2,756	$2.02	$2,735	$2.01	0.8%
3	2	1,540	1	0.3%	0	0.0%	$3,630	$2.36	$3,480	$2.26	4.1%
3	2	1,615	52	16.4%	3	5.8%	$3,496	$2.16	$3,352	$2.08	4.1%
3	2.5	1,503	1	0.3%	0	0.0%	$3,375	$2.25	$3,235	$2.15	4.1%
3	2.5	1,776	1	0.3%	0	0.0%	$3,425	$1.93	$3,283	$1.85	4.1%

Updated April 16, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $49

PET POLICY

Cats Allowed - $600 Deposit, $50/Mo, 2 Maximum, One-Time Fee: $0

Dogs Allowed - $600 Deposit, $75/Mo, 2 Maximum, Maximum Weight 60 lb, One-Time Fee: $0

TRANSPORTATION

Airport:	20 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Good Transit (50)

PROPERTY CONTACTS

True Owner:	Carmel Partners	Recorded Owner:	CP III Vue LLC
Prior True Owner:	The Carlyle Group		
Property Manager:	Greystar - The Vue		

Property Summary Report

The Vue - 255 W 5th St

San Pedro, CA 90731 - Central San Pedro MF Submarket

★★★★★

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,762	▲ 1.1%
Submarket 4-5 Star	$2,611	▲ 3.6%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Current Building	6.9%	▲ 1.3%
Submarket 4-5 Star	5.2%	▼ -1.1%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Current Building	2.0%	▲ 0.8%
Submarket 4-5 Star	1.6%	▼ -1.0%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

Seaport Homes - 28000 S Western Ave

San Pedro, CA 90732 - Northwest San Pedro MF Submarket

★★★★★

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2008
Units:	136
GBA:	132,332 SF
Floors:	5
Metering:	Individual
Construction:	Reinforced Concrete
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	1.53 AC
Zoning:	LAC2
Parcel	7442-033-132

EXPENSES PER UNIT

Taxes:	$2,888.12 (2011)

SITE AMENITIES

Basketball Court, Clubhouse, Courtyard, Elevator, Fitness Center, Furnished Units Available, Gameroom, Gated, Grill, Media Center/Movie Theatre, Picnic Area, Spa, Tennis Court, Walking/Biking Trails

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Dishwasher, Disposal, Granite Countertops, Heating, High Speed Internet Access, Microwave, Refrigerator, Satellite TV, Security System, Smoke Free, Sprinkler System, Storage Space, Tile Floors, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	807	10	7.4%	0	0.0%	$2,011	$2.44	$2,006	$2.43	0.3%
All 2 Beds	1,013	122	89.7%	4	3.3%	$2,366	$2.33	$2,355	$2.32	0.5%
All 3 Beds	1,484	4	2.9%	0	0.0%	$3,250	$2.19	$3,242	$2.18	0.3%
Totals	1,011	136	100%	4	2.9%	$2,365	$2.33	$2,354	$2.32	0.5%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	-	-	-	-	-	$2,148	-	$2,143	-	0.2%
1	1	763	6	4.4%	0	0.0%	$1,900	$2.49	$1,895	$2.48	0.3%

Updated April 16, 2019

bae urban economics

Property Summary Report

Seaport Homes - 28000 S Western Ave

San Pedro, CA 90732 - Northwest San Pedro MF Submarket

★★★★★

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	874	4	2.9%	0	0.0%	$2,075	$2.37	$2,070	$2.37	0.3%
2	2	-	-	-	-	-	$2,405	-	$2,393	-	0.5%
2	2	990	62	45.6%	2	3.2%	$2,350	$2.37	$2,338	$2.36	0.5%
2	2	1,004	24	17.6%	1	4.2%	$2,317	$2.31	$2,305	$2.30	0.5%
2	2	1,057	36	26.5%	1	2.8%	$2,411	$2.28	$2,399	$2.27	0.5%
2	2.5	-	-	-	-	-	$2,575	-	$2,562	-	0.5%
3	3	-	-	-	-	-	$3,250	-	$3,241	-	0.3%
3	3	1,484	4	2.9%	0	0.0%	$3,250	$2.19	$3,242	$2.18	0.3%

Updated April 16, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $30

PET POLICY

Cats Allowed - $1,000 Deposit, $25/Mo, 2 Maximum, Maximum Weight 25 lb

TRANSPORTATION

Parking:	136 Covered Spaces are available; 1.0 per Unit
Airport:	23 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (29)

PROPERTY CONTACTS

True Owner:	PV East Properties	Recorded Owner:	Pv East Properties
Property Manager:	PV East - Seaport Homes - Lumi Pop (310) 514-2515		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,365	↓ 1.4%
Submarket 4-5 Star	$2,611	↑ 3.6%
Market Overall	$1,905	↑ 2.6%

Vacancy Rates	Current	YOY
Current Building	2.9%	↑ 2.2%
Submarket 4-5 Star	5.2%	↓ -1.1%
Market Overall	3.9%	↑ 0.2%

Concessions	Current	YOY
Current Building	0.5%	↑ 0.5%
Submarket 4-5 Star	1.6%	↓ -1.0%
Market Overall	0.9%	↔ 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	↓ -13.6%

Property Summary Report

AMLI Park Broadway - 245 W Broadway

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

★★★★★

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2019
Units:	222
GBA:	250,000 SF
Floors:	6
Metering:	Individual
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	1.72 AC
Parcel	7280-022-007

EXPENSES PER UNIT

Taxes:	$549.61 (2012)

SITE AMENITIES

Elevator, Fitness Center

UNIT AMENITIES

Air Conditioning, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	767	40	18.0%	-	-	$2,976	$3.60	$2,976	$3.60	0.0%
All 1 Beds	831	142	64.0%	-	-	$2,896	$3.44	$2,896	$3.44	0.0%
All 2 Beds	1,241	40	18.0%	-	-	$4,060	$3.27	$4,060	$3.27	0.0%
Totals	994	222	100%	-	-	$3,120	$3.37	$3,120	$3.37	0.0%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	-	-	4	1.8%	-	-	$3,000	-	$3,000	-	0.0%
0	1	-	32	14.4%	-	-	$3,000	-	$3,000	-	0.0%
0	1	603	1	0.5%	-	-	$2,405	$3.99	$2,405	$3.99	0.0%
0	1	763	1	0.5%	-	-	$2,410	$3.16	$2,410	$3.16	0.0%
0	1	840	1	0.5%	-	-	$3,285	$3.91	$3,285	$3.91	0.0%

Updated April 02, 2019

Property Summary Report

AMLI Park Broadway - 245 W Broadway

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	1	862	1	0.5%	-	-	$2,960	$3.43	$2,960	$3.43	0.0%
1	1	-	134	60.4%	-	-	$2,899	-	$2,899	-	0.0%
1	1	737	1	0.5%	-	-	$2,540	$3.45	$2,540	$3.45	0.0%
1	1	744	1	0.5%	-	-	$2,580	$3.47	$2,580	$3.47	0.0%
1	1	748	1	0.5%	-	-	$2,755	$3.68	$2,755	$3.68	0.0%
1	1	753	1	0.5%	-	-	$2,700	$3.59	$2,700	$3.59	0.0%
1	1	757	1	0.5%	-	-	$2,585	$3.41	$2,585	$3.41	0.0%
1	1	912	1	0.5%	-	-	$2,950	$3.23	$2,950	$3.23	0.0%
1	1	934	1	0.5%	-	-	$3,025	$3.24	$3,025	$3.24	0.0%
1	1	1,060	1	0.5%	-	-	$3,702	$3.49	$3,702	$3.49	0.0%
2	1	-	31	14.0%	-	-	$4,061	-	$4,061	-	0.0%
2	2	1,050	1	0.5%	-	-	$3,256	$3.10	$3,256	$3.10	0.0%
2	2	1,064	1	0.5%	-	-	$3,335	$3.13	$3,335	$3.13	0.0%
2	2	1,083	1	0.5%	-	-	$3,375	$3.12	$3,375	$3.12	0.0%
2	2	1,112	1	0.5%	-	-	$3,760	$3.38	$3,760	$3.38	0.0%
2	2	1,237	1	0.5%	-	-	$3,836	$3.10	$3,836	$3.10	0.0%
2	2	1,261	1	0.5%	-	-	$3,965	$3.14	$3,965	$3.14	0.0%
2	2	1,268	1	0.5%	-	-	$3,970	$3.13	$3,970	$3.13	0.0%
2	2	1,450	1	0.5%	-	-	$4,496	$3.10	$4,496	$3.10	0.0%
2	2	1,646	1	0.5%	-	-	$6,500	$3.95	$6,500	$3.95	0.0%

Updated April 02, 2019

COMMERCIAL LEASING

Available Spaces: 1,379 - 2,958 SF Available in 1 Space

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	1,379 - 2,958	2,958	2,958	Withheld	60 Days	Negotiable

PET POLICY

Cats Allowed

Dogs Allowed

TRANSPORTATION

Transit/Subway:	3 minute walk to Long Beach Transit Mall (Blue Line)
Airport:	13 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (98)
Transit Score ®:	Excellent Transit (80)

Property Summary Report

AMLI Park Broadway - 245 W Broadway

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

★★★★☆

PROPERTY CONTACTS

True Owner:	AMLI Residential	Recorded Owner:	PPF AMLI 245 West Broadway LLC
Developer:	AMLI Residential Properties, LP	Architect:	Studio One Eleven
Property Manager:	AMLI Park Broadway		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$3,120	▲ 1.6%
Submarket 3-5 Star	$2,047	▲ 3.9%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Submarket 3-5 Star	4.8%	▼ -0.6%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Current Building	0.0%	◄► 0.0%
Submarket 3-5 Star	1.1%	▼ -0.6%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

1315 S Leland St

San Pedro, CA 90731 - Northwest San Pedro MF Submarket

BUILDING

Type:	Low-Rise Apartme...
Year Built:	2018
Units:	4
GBA:	5,000 SF
Floors:	2
Metering:	Individual
Construction:	Wood Frame
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.14 AC
Zoning:	LARD1.5
Parcel	7458-021-025

EXPENSES PER UNIT

Taxes:	$6,718.75 (2018)
Opex:	$1,525.00 (2018)
Total Expenses:	$8,243.75 (2018)

UNIT AMENITIES

Air Conditioning, Balcony, Breakfast Nook, Dishwasher, Disposal, Granite Countertops, Hardwood Floors, Kitchen, Linen Closet, Stainless Steel Appliances, Tub/Shower, Washer/Dryer Hookup

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 3 Beds	1,246	4	100%	0	0.0%	$3,185	$2.56	$3,131	$2.51	1.7%
Totals	1,246	4	100%	0	0.0%	$3,185	$2.56	$3,131	$2.51	1.7%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
3	2	1,191	2	50.0%	0	0.0%	$3,185	$2.67	$3,131	$2.63	1.7%
3	2.5	1,300	2	50.0%	0	0.0%	$3,185	$2.45	$3,131	$2.41	1.7%

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

Property Summary Report

1315 S Leland St

San Pedro, CA 90731 - Northwest San Pedro MF Submarket

TRANSPORTATION

Parking:	4 Covered Spaces are available; 4 Surface Spaces are available; 2.0 per Unit
Airport:	25 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Some Transit (42)

PROPERTY CONTACTS

True Owner:	Lisa Chao	Recorded Owner:	Lisa Chao

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$3,185	2.4%
Submarket 2-4 Star	$1,474	2.8%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	
Submarket 2-4 Star	3.8%	-0.4%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	1.7%	1.7%
Submarket 2-4 Star	0.7%	-0.2%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

21721 Moneta Ave
Carson, CA 90745 - Carson MF Submarket

BUILDING

Type:	Low-Rise Apartme...
Year Built:	2018
Units:	13
GBA:	9,965 SF
Floors:	2
Metering:	Individual
Construction:	Wood Frame
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.46 AC
Zoning:	MU-CS
Parcel	7343-017-032

EXPENSES PER UNIT

Taxes:	$703.23 (2016)

SITE AMENITIES

24 Hour Access, Bicycle Storage, Controlled Access, Courtyard, Fenced Lot, Gas Range, Gated, Laundry Facilities, Public Transportation, Security System, Smoke Free, Storage Space

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dishwasher, Disposal, Dock, Double Pane Windows, Double Vanities, Freezer, Handrails, Heating, Ice Maker, Intercom, Kitchen, Linen Closet, Microwave, Oven, Patio, Range, Refrigerator, Satellite TV, Sprinkler System, Stainless Steel Appliances, Tub/Shower, Vinyl Flooring, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	708	7	53.8%	0	0.0%	-	-	-	-	-
All 2 Beds	987	6	46.2%	0	0.0%	-	-	-	-	-
Totals	837	13	100%	1	7.7%	-	-	-	-	-

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	708	7	53.8%	0	0.0%	-	-	-	-	-
2	2	987	6	46.2%	0	0.0%	-	-	-	-	-

Updated March 24, 2019

Property Summary Report

21721 Moneta Ave
Carson, CA 90745 - Carson MF Submarket

★★★★☆

COMMERCIAL LEASING

Available Spaces:	No Spaces Currently Available

TRANSPORTATION

Parking:	25 free Covered Spaces are available; 0.8 per Unit
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Some Transit (48)

PROPERTY CONTACTS

True Owner:	Equassure, INC	Recorded Owner:	Equassure Moneta, LLC
Developer:	Equassure, INC		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Submarket 3-5 Star	$1,988	▲ 2.0%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	
Submarket 3-5 Star	3.8%	▲ 0.4%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Submarket 3-5 Star	0.8%	▼ -0.3%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

Seacrest Homes Apartments - 1311 W Sepulveda Blvd
Torrance, CA 90501 - Harbor MF Submarket

★★★★☆

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2018
Units:	176
GBA:	140,800 SF
Floors:	6
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Parcel	7347-018-097

EXPENSES PER UNIT

Taxes:	$1,707.29 (2018)

SITE AMENITIES

Business Center, Cabana, Car Charging Station, Confere Rooms, Courtyard, Fitness Center, Lounge, Roof Terrace, Spa

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Dishwasher, Double Vanities, Hardwood Floors, Heating, High Speed Internet Access, Microwave, Oven, Patio, Range, Stainless Steel Appliances, Views, Walk-In Closets, Washer/Dryer

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 2 Beds	1,045	146	83.0%	12	8.2%	$2,715	$2.60	$2,668	$2.55	1.7%
All 3 Beds	1,423	30	17.0%	3	10.0%	$2,700	$1.90	$2,653	$1.86	1.7%
Totals	1,109	176	100%	15	8.5%	$2,713	$2.45	$2,666	$2.40	1.7%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
2	2	980	29	16.5%	2	6.9%	$2,575	$2.63	$2,530	$2.58	1.7%
2	2	1,002	29	16.5%	2	6.9%	$2,600	$2.59	$2,555	$2.55	1.7%
2	2	1,034	29	16.5%	2	6.9%	$2,700	$2.61	$2,653	$2.57	1.7%
2	2	1,087	30	17.0%	3	10.0%	$2,775	$2.55	$2,727	$2.51	1.7%
2	2	1,120	29	16.5%	2	6.9%	$2,925	$2.61	$2,874	$2.57	1.7%
3	2	1,423	30	17.0%	3	10.0%	$2,700	$1.90	$2,653	$1.86	1.7%

Updated April 01, 2019

Property Summary Report

Seacrest Homes Apartments - 1311 W Sepulveda Blvd

Torrance, CA 90501 - Harbor MF Submarket

★★★★☆

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $30

PET POLICY

Cats Allowed - $500 Deposit, $25/Mo, Neutering Required, 3 Maximum

TRANSPORTATION

Walk Score ®: Somewhat Walkable (63)

Transit Score ®: Some Transit (38)

PROPERTY CONTACTS

True Owner: A & M Properties, Inc.

Recorded Owner: Seacrest Apartments Lp

Property Manager: Seacrest Homes Apartments

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,713	↓ 5.8%
Submarket 3-5 Star	$1,988	↑ 2.0%
Market Overall	$1,905	↑ 2.6%

Vacancy Rates	Current	YOY
Current Building	8.5%	
Submarket 3-5 Star	3.8%	↑ 0.4%
Market Overall	3.9%	↑ 0.2%

Concessions	Current	YOY
Current Building	1.7%	↑ 1.7%
Submarket 3-5 Star	0.8%	↓ -0.3%
Market Overall	0.9%	↔ 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	↓ -13.6%

Property Summary Report

20712 S Western Ave
Torrance, CA 90501 - Harbor MF Submarket

BUILDING

Type:	Low-Rise Apartme...
Year Built:	2018
Units:	4
GBA:	6,638 SF
Floors:	3
Metering:	Individual
Rent Type:	Market

LAND

Land Area:	0.15 AC
Zoning:	LARD1.5
Parcel	7351-009-028

EXPENSES PER UNIT

Taxes:	$1,254.39 (2018)

SITE AMENITIES

Gated

UNIT AMENITIES

Air Conditioning, Balcony, Crown Molding, Dishwasher, Hardwood Floors, Heating, Range, Refrigerator, Sprinkler System, Tile Floors, Tub/Shower, Washer/Dryer Hookup

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 3 Beds	1,691	4	100%	0	0.0%	$3,626	$2.14	$3,584	$2.12	1.2%
Totals	1,691	4	100%	0	0.0%	$3,626	$2.14	$3,584	$2.12	1.2%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
3	3	1,691	4	100%	0	0.0%	$3,626	$2.14	$3,584	$2.12	1.2%

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

Property Summary Report

20712 S Western Ave
Torrance, CA 90501 - Harbor MF Submarket

★★★★☆

TRANSPORTATION

Parking:	8 Covered Spaces are available; 2.0 per Unit
Airport:	14 minute drive to Los Angeles International Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Some Transit (39)

PROPERTY CONTACTS

Recorded Owner:	THF Development Group, Inc.	Developer:	THF Development Group, Inc.

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$3,626	▲ 3.0%
Submarket 3-5 Star	$1,988	▲ 2.0%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 50.0%
Submarket 3-5 Star	3.8%	▲ 0.4%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Current Building	1.2%	▼ 4.8%
Submarket 3-5 Star	0.8%	▼ -0.3%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

20520 S Western Ave
Torrance, CA 90501 - Harbor MF Submarket

BUILDING

Type:	Garden Apartments
Year Built:	2017
Units:	4
GBA:	7,928 SF
Metering:	Individual
Construction:	Wood Frame
Rent Type:	Market

LAND

Land Area:	0.15 AC
Zoning:	C2
Parcel	7351-007-034

EXPENSES PER UNIT

Taxes:	$3,188.30 (2018)

UNIT AMENITIES

Air Conditioning, Cable Ready, Deck, Eat-in Kitchen, Garden, Hardwood Floors, Kitchen, Microwave, Oven, Range, Refrigerator, Tile Floors, Washer/Dryer Hookup, Yard

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 3 Beds	-	4	100%	0	0.0%	-	-	-	-	-
Totals	-	4	100%	0	0.0%	-	-	-	-	-

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
3	3	-	4	100%	0	0.0%	-	-	-	-	-

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces:	No Spaces Currently Available

TRANSPORTATION

Airport:	13 minute drive to Los Angeles International Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (38)

Property Summary Report

20520 S Western Ave
Torrance, CA 90501 - Harbor MF Submarket

PROPERTY CONTACTS

True Owner:	Yee-Horn & Fannie Yu-Lin Shuai	Recorded Owner:	Yee-Horn & Fannie Y. Shuai
Prior True Owner:	Donald S Kinsey		
Property Manager:	Yee-Horn & Fannie Yu-Lin Shuai - Yee H. Shuai (626) 574-0603		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Submarket 2-4 Star	$1,580	2.8%
Market Overall	$1,905	2.6%

Concessions	Current	YOY
Submarket 2-4 Star	0.6%	-0.1%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	0.0%
Submarket 2-4 Star	3.1%	0.4%
Market Overall	3.9%	0.2%

Property Summary Report

Tech Coast Lofts - 137 W 6th St

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

★★★★☆

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2016
Units:	11
GBA:	12,955 SF
Floors:	4
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.17 AC
Zoning:	LBPD30
Parcel	7273-024-020

EXPENSES PER UNIT

Taxes:	$5,734.12 (2018)
Opex:	$4,869.82 (2016)

UNIT AMENITIES

Balcony, Granite Countertops, Hardwood Floors, Washer/Dryer Hookup

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	775	1	10.0%	0	0.0%	-	-	-	-	-
All 2 Beds	1,276	9	90.0%	0	0.0%	-	-	-	-	-
Totals	1,226	10	100%	0	0.0%	-	-	-	-	-

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	775	1	10.0%	0	0.0%	-	-	-	-	-
2	1	910	1	10.0%	0	0.0%	-	-	-	-	-
2	2	940	3	30.0%	0	0.0%	-	-	-	-	-
2	2.5	1,550	5	50.0%	0	0.0%	-	-	-	-	-

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

Property Summary Report

Tech Coast Lofts - 137 W 6th St
Long Beach, CA 90802 - Downtown Long Beach MF Submarket

★★★★☆

TRANSPORTATION

Walk Score ®:	Walker's Paradise (97)
Transit Score ®:	Excellent Transit (78)

PROPERTY CONTACTS

True Owner:	Hui Ling Deng	Recorded Owner:	Us Hung Wui Investments Inc
Prior True Owner:	Racaa Investments LLC		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Submarket 3-5 Star	$2,047	▲ 3.9%
Market Overall	$1,905	▲ 2.6%

Concessions	Current	YOY
Submarket 3-5 Star	1.1%	▼ -0.6%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	◄► 0.0%
Submarket 3-5 Star	4.8%	▼ -0.6%
Market Overall	3.9%	▲ 0.2%

Property Summary Report

The Edison - 100 Long Beach Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2016
Units:	156
GBA:	114,000 SF
Floors:	12
Metering:	Individual
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.86 AC
Parcel	7281-018-016

EXPENSES PER UNIT

Taxes:	$392.45 (2016)

SITE AMENITIES

Fitness Center, Maintenance on site, On-Site Retail, Package Service

UNIT AMENITIES

Heating, Kitchen, Range

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	602	48	30.8%	3	6.3%	$2,125	$3.53	$1,903	$3.16	10.4%
All 1 Beds	755	56	35.9%	3	5.4%	$2,497	$3.31	$2,480	$3.29	0.7%
All 2 Beds	1,176	52	33.3%	3	5.8%	$3,786	$3.22	$3,418	$2.91	9.7%
Totals	848	156	100%	10	6.4%	$2,812	$3.32	$2,615	$3.08	7.0%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	1	485	1	0.6%	0	0.0%	$2,152	$4.44	$1,927	$3.97	10.5%
0	1	515	2	1.3%	0	0.0%	$2,029	$3.94	$1,818	$3.53	10.4%
0	1	565	1	0.6%	0	0.0%	$2,026	$3.59	$1,814	$3.21	10.5%
0	1	585	20	12.8%	1	5.0%	$2,084	$3.56	$1,867	$3.19	10.4%
0	1	630	24	15.4%	2	8.3%	$2,170	$3.44	$1,944	$3.09	10.4%

Updated April 16, 2019

Property Summary Report

The Edison - 100 Long Beach Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	620	3	1.9%	0	0.0%	$2,325	$3.75	$2,309	$3.72	0.7%
1	1	645	1	0.6%	0	0.0%	$2,271	$3.52	$2,255	$3.50	0.7%
1	1	650	5	3.2%	0	0.0%	$2,523	$3.88	$2,505	$3.85	0.7%
1	1	660	5	3.2%	0	0.0%	$2,235	$3.39	$2,220	$3.36	0.7%
1	1	665	5	3.2%	0	0.0%	$2,228	$3.35	$2,213	$3.33	0.7%
1	1	670	5	3.2%	0	0.0%	$2,524	$3.77	$2,507	$3.74	0.7%
1	1	705	5	3.2%	0	0.0%	$2,412	$3.42	$2,396	$3.40	0.7%
1	1	710	5	3.2%	0	0.0%	$2,281	$3.21	$2,266	$3.19	0.7%
1	1	740	5	3.2%	0	0.0%	$2,339	$3.16	$2,323	$3.14	0.7%
1	1	760	5	3.2%	0	0.0%	$2,497	$3.29	$2,480	$3.26	0.7%
1	1	1,103	6	3.8%	0	0.0%	$3,270	$2.96	$3,248	$2.94	0.7%
1	1.5	890	6	3.8%	0	0.0%	$2,631	$2.96	$2,613	$2.94	0.7%
2	2	970	3	1.9%	0	0.0%	$2,490	$2.57	$2,248	$2.32	9.7%
2	2	1,000	3	1.9%	0	0.0%	$3,415	$3.42	$3,083	$3.08	9.7%
2	2	1,015	3	1.9%	0	0.0%	$3,003	$2.96	$2,711	$2.67	9.7%
2	2	1,025	4	2.6%	0	0.0%	$2,979	$2.91	$2,689	$2.62	9.7%
2	2	1,035	3	1.9%	0	0.0%	$3,320	$3.21	$2,997	$2.90	9.7%
2	2	1,070	3	1.9%	0	0.0%	$2,979	$2.78	$2,689	$2.51	9.7%
2	2	1,090	3	1.9%	0	0.0%	$3,225	$2.96	$2,912	$2.67	9.7%
2	2	1,140	4	2.6%	0	0.0%	$3,697	$3.24	$3,338	$2.93	9.7%
2	2	1,170	3	1.9%	0	0.0%	$3,373	$2.88	$3,045	$2.60	9.7%
2	2	1,180	3	1.9%	0	0.0%	$3,027	$2.57	$2,733	$2.32	9.7%
2	2.5	1,330	3	1.9%	0	0.0%	$4,900	$3.68	$4,424	$3.33	9.7%
2	2.5	1,335	4	2.6%	0	0.0%	$4,488	$3.36	$4,052	$3.04	9.7%
2	2.5	1,345	6	3.8%	0	0.0%	$4,531	$3.37	$4,091	$3.04	9.7%
2	2.5	1,360	7	4.5%	0	0.0%	$5,118	$3.76	$4,621	$3.40	9.7%

Updated April 16, 2019

COMMERCIAL LEASING

Available Spaces: 1,900 - 2,112 SF Available in 1 Space

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	New	1,900 - 2,112	2,112	2,112	$4.50/MG	Vacant	Negotiable

FEES

Application Fee $49

Property Summary Report

The Edison - 100 Long Beach Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

PET POLICY

Cats Allowed - $300 Deposit, $65/Mo, 2 Maximum, One-Time Fee: $0

Dogs Allowed - $300 Deposit, $65/Mo, 2 Maximum, Maximum Weight 45 lb, One-Time Fee: $0

TRANSPORTATION

Parking:	500 free Covered Spaces are available; 3.2 per Unit
Transit/Subway:	1 minute walk to 1st Street Station (Blue Line)
Airport:	17 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Excellent Transit (80)

PROPERTY CONTACTS

True Owner:	Avenue5 Residential	Recorded Owner:	Edison LB LLC
Prior True Owner:	Ratkovich Properties	Developer:	Ratkovich Properties
Property Manager:	Avenue5 - The Edison		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,812	0.5%
Submarket 3-5 Star	$2,047	3.9%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	5.8%	4.5%
Submarket 3-5 Star	4.8%	-0.6%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	7.0%	4.2%
Submarket 3-5 Star	1.1%	-0.6%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

The Current - 707 E Ocean Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

BUILDING

Type:	Hi-Rise Apartments
Year Built:	2016
Units:	223
GBA:	225,000 SF
Floors:	17
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	1.11 AC
Zoning:	LBPD30
Parcel	7281-023-096

EXPENSES PER UNIT

Taxes:	$6,606.92 (2018)

SITE AMENITIES

24 Hour Access, Bicycle Storage, Car Charging Station, Controlled Access, Elevator, LEED Certified - Silver, On-Site Retail

UNIT AMENITIES

Air Conditioning, Balcony, Dishwasher, Double Vanities, Granite Countertops, Hardwood Floors, Heating, Kitchen, Linen Closet, Oven, Patio, Range, Refrigerator, Stainless Steel Appliances, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms), Wi-Fi

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	685	30	13.5%	2	6.7%	$2,692	$3.93	$2,524	$3.68	6.3%
All 1 Beds	840	149	66.8%	6	4.0%	$2,940	$3.50	$2,794	$3.33	5.0%
All 2 Beds	1,183	44	19.7%	5	11.4%	$4,163	$3.52	$3,816	$3.23	8.3%
Totals	887	223	100%	13	5.8%	$3,148	$3.55	$2,959	$3.34	6.0%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	1	673	15	6.7%	1	6.7%	$2,333	$3.47	$2,187	$3.25	6.3%
0	1	692	10	4.5%	1	10.0%	$3,353	$4.84	$3,143	$4.54	6.3%
0	1	709	5	2.2%	0	0.0%	$2,451	$3.46	$2,298	$3.24	6.3%
1	1	702	5	2.2%	0	0.0%	$2,839	$4.04	$2,698	$3.84	5.0%
1	1	711	5	2.2%	0	0.0%	$2,610	$3.67	$2,480	$3.49	5.0%

Updated April 10, 2019

The Current - 707 E Ocean Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	737	10	4.5%	0	0.0%	$2,518	$3.42	$2,392	$3.25	5.0%
1	1	740	10	4.5%	0	0.0%	$2,815	$3.80	$2,675	$3.61	5.0%
1	1	848	10	4.5%	1	10.0%	$2,585	$3.05	$2,456	$2.90	5.0%
1	1	866	20	9.0%	1	5.0%	$2,651	$3.06	$2,519	$2.91	5.0%
1	1	867	20	9.0%	1	5.0%	$2,762	$3.19	$2,624	$3.03	5.0%
1	1	869	40	17.9%	2	5.0%	$3,159	$3.64	$3,002	$3.45	5.0%
1	1	878	15	6.7%	1	6.7%	$3,184	$3.63	$3,025	$3.45	5.0%
1	1	891	5	2.2%	0	0.0%	$2,937	$3.30	$2,790	$3.13	5.0%
1	1.5	839	3	1.3%	0	0.0%	$3,496	$4.17	$3,322	$3.96	5.0%
1	1.5	878	5	2.2%	0	0.0%	$4,020	$4.58	$3,820	$4.35	5.0%
1	2	882	1	0.4%	0	0.0%	$4,000	$4.54	$3,800	$4.31	5.0%
2	1	823	1	0.4%	0	0.0%	$3,220	$3.91	$2,951	$3.59	8.4%
2	2	1,128	6	2.7%	1	16.7%	$3,563	$3.16	$3,266	$2.90	8.3%
2	2	1,148	5	2.2%	1	20.0%	$3,570	$3.11	$3,272	$2.85	8.3%
2	2	1,159	16	7.2%	2	12.5%	$3,733	$3.22	$3,422	$2.95	8.3%
2	2	1,171	5	2.2%	1	20.0%	$5,395	$4.61	$4,945	$4.22	8.3%
2	2	1,245	5	2.2%	1	20.0%	$4,310	$3.46	$3,950	$3.17	8.3%
2	2	1,251	1	0.4%	0	0.0%	$6,007	$4.80	$5,506	$4.40	8.3%
2	2	1,405	1	0.4%	0	0.0%	$4,809	$3.42	$4,408	$3.14	8.3%
2	2.5	1,258	1	0.4%	0	0.0%	$5,211	$4.14	$4,776	$3.80	8.3%
2	2.5	1,322	1	0.4%	0	0.0%	$6,130	$4.64	$5,618	$4.25	8.4%
2	2.5	1,405	1	0.4%	0	0.0%	$5,161	$3.67	$4,730	$3.37	8.4%
2	2.5	1,441	1	0.4%	0	0.0%	$5,164	$3.58	$4,733	$3.28	8.3%

Updated April 10, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $47

PET POLICY

Cats Allowed - $500 Deposit, $50/Mo, 2 Maximum

Dogs Allowed - $500 Deposit, $75/Mo, 2 Maximum

Others Allowed - 2 Maximum

TRANSPORTATION

Parking:	450 Covered Spaces are available; 2.0 per Unit
Transit/Subway:	8 minute walk to 1st Street Station (Blue Line)
Airport:	15 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Excellent Transit (76)

Property Summary Report

The Current - 707 E Ocean Blvd

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

PROPERTY CONTACTS

True Owner:	MDC Property Services Ltd	Recorded Owner:	Studio Management Services Inc
Prior True Owner:	AndersonPacific, LLC	Developer:	AndersonPacific, LLC
Architect:	BAR Architects		
Property Manager:	Alliance - The Current		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$3,148	4.3%
Submarket 3-5 Star	$2,047	3.9%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	5.8%	0.5%
Submarket 3-5 Star	4.8%	-0.6%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	6.0%	5.4%
Submarket 3-5 Star	1.1%	-0.6%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

Solimar - 1500 W Pacific Coast Hwy

Wilmington, CA 90744 - Northwest San Pedro MF Submarket

BUILDING

Type:	Garden Apartments
Year Built:	2016
Units:	204
GBA:	62,190 SF
Floors:	3
Construction:	Wood Frame
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	7.62 AC
Zoning:	LAC2
Parcel	7512-009-011

EXPENSES PER UNIT

Taxes:	$64.92 (2018)

SITE AMENITIES

Cabana, Clubhouse, Courtyard, Fitness Center, Grill, Pet Play Area, Pet Washing Station, Playground, Spa

UNIT AMENITIES

Air Conditioning, Stainless Steel Appliances, Washer/Dryer, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	752	88	43.1%	2	2.3%	$2,157	$2.87	$2,148	$2.86	0.4%
All 2 Beds	930	68	33.3%	3	4.4%	$2,354	$2.53	$2,255	$2.42	4.2%
All 3 Beds	1,280	48	23.5%	1	2.1%	$3,405	$2.66	$3,391	$2.65	0.4%
Totals	935	204	100%	6	2.9%	$2,516	$2.69	$2,476	$2.65	1.6%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	721	44	21.6%	1	2.3%	$2,117	$2.94	$2,108	$2.92	0.4%
1	1	782	44	21.6%	1	2.3%	$2,197	$2.81	$2,188	$2.80	0.4%
2	2	850	23	11.3%	1	4.4%	$2,274	$2.68	$2,179	$2.56	4.2%
2	2	955	23	11.3%	1	4.4%	$2,281	$2.39	$2,186	$2.29	4.2%
2	2	988	22	10.8%	1	4.6%	$2,513	$2.54	$2,408	$2.44	4.2%

Updated April 16, 2019

Property Summary Report

Solimar - 1500 W Pacific Coast Hwy

Wilmington, CA 90744 - Northwest San Pedro MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
3	2	1,280	48	23.5%	1	2.1%	$3,405	$2.66	$3,391	$2.65	0.4%

Updated April 16, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $47

PET POLICY

Cats Allowed - $500 Deposit, $50/Mo, 2 Maximum

Dogs Allowed - $500 Deposit, $50/Mo, 2 Maximum

TRANSPORTATION

Parking:	380 Surface Spaces are available; 1.9 per Unit
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Good Transit (53)

PROPERTY CONTACTS

True Owner:	Redfern Family Trust	Recorded Owner:	Solimar Luxury Villas LLC
Prior True Owner:	CityView	Developer:	CityView
Property Manager:	Greystar - Solimar		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,516	2.6%
Submarket 3-5 Star	$2,047	3.9%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	2.9%	0.0%
Submarket 3-5 Star	4.8%	-0.6%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	1.6%	0.7%
Submarket 3-5 Star	1.1%	-0.6%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

Four40 Sepulveda - 440 E Sepulveda Blvd

Carson, CA 90745 - Carson MF Submarket

★★☆☆☆

BUILDING

Type:	Garden Apartments
Year Built:	2016
Units:	11
GBA:	8,840 SF
Floors:	2
Metering:	Individual
Construction:	Wood Frame
Rent Type:	Market

LAND

Land Area:	0.44 AC
Zoning:	MU-SB
Parcel	7406-013-018

SITE AMENITIES

Courtyard, Fenced Lot, Gated, Public Transportation, Recycling, Security System, Smoke Free, Storage Space

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Deck, Dining Room, Disposal, Double Pane Windows, Double Vanities, Freezer, Heating, Ice Maker, Kitchen, Microwave, Oven, Pantry, Patio, Range, Refrigerator, Satellite TV, Sprinkler System, Stainless Steel Appliances, Tub/Shower, Walk-In Closets, Washer/Dryer, Window Coverings

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 2 Beds	775	10	90.9%	0	0.0%	$1,893	$2.44	$1,889	$2.44	0.3%
All 3 Beds	1,088	1	9.1%	0	0.0%	$2,451	$2.25	$2,445	$2.25	0.2%
Totals	804	11	100%	0	0.0%	$1,944	$2.42	$1,939	$2.41	0.3%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
2	1	750	8	72.7%	0	0.0%	$1,817	$2.42	$1,812	$2.42	0.3%
2	2	876	2	18.2%	0	0.0%	$2,200	$2.51	$2,195	$2.51	0.3%
3	2	1,088	1	9.1%	0	0.0%	$2,451	$2.25	$2,445	$2.25	0.2%

Updated March 24, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

Property Summary Report

Four40 Sepulveda - 440 E Sepulveda Blvd
Carson, CA 90745 - Carson MF Submarket

TRANSPORTATION

Parking:	17 free Attached Garage Spaces are available; 5 free Covered Spaces are available; 3 free Surface Spaces are available; 2.3 per Unit
Airport:	14 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Some Transit (38)

PROPERTY CONTACTS

True Owner:	Hyoung Pak	Recorded Owner:	Pak Family Trust
Prior True Owner:	Equassure, INC		

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$1,944	1.7%
Submarket 1-3 Star	$1,521	2.9%
Market Overall	$1,905	2.6%

Vacancy Rates	Current	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	3.0%	0.5%
Market Overall	3.9%	0.2%

Concessions	Current	YOY
Current Building	0.3%	0.1%
Submarket 1-3 Star	0.5%	0.0%
Market Overall	0.9%	0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	-13.6%

Property Summary Report

Bella Mare 6th Street Lofts - 431 E 6th St

Long Beach, CA 90802 - Downtown Long Beach MF Submarket

★★★★☆

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2015
Units:	30
GBA:	25,000 SF
Floors:	4
Metering:	Individual
Construction:	Wood Frame
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	0.33 AC
Zoning:	CCR, PD30
Parcel	7273-028-044

EXPENSES PER UNIT

Taxes:	$340.30 (2012)
Opex:	$8,098.53 (2015)

SITE AMENITIES

Fitness Center, Roof Terrace, Wi-Fi

UNIT AMENITIES

Air Conditioning, Vaulted Ceiling, Walk-In Closets, Wheelchair Accessible (Rooms)

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	605	9	30.0%	1	11.1%	$1,683	$2.78	$1,667	$2.76	0.9%
All 1 Beds	665	15	50.0%	0	0.0%	$1,897	$2.85	$1,892	$2.85	0.2%
All 2 Beds	810	6	20.0%	0	0.0%	$2,384	$2.94	$2,378	$2.94	0.3%
Totals	676	30	100%	1	3.3%	$1,930	$2.86	$1,922	$2.84	0.4%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	1	605	9	30.0%	1	11.1%	$1,683	$2.78	$1,667	$2.76	0.9%
1	1	665	15	50.0%	0	0.0%	$1,897	$2.85	$1,892	$2.85	0.2%
2	2	810	6	20.0%	0	0.0%	$2,384	$2.94	$2,378	$2.94	0.3%

Updated March 24, 2019

Property Summary Report

Bella Mare 6th Street Lofts - 431 E 6th St
Long Beach, CA 90802 - Downtown Long Beach MF Submarket

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $25

PET POLICY

Cats Allowed - $300 Deposit, $35/Mo

Dogs Allowed - $300 Deposit, $35/Mo

TRANSPORTATION

Parking:	42 Covered Spaces are available; 1.4 per Unit
Transit/Subway:	3 minute walk to 5th Street Station (Blue Line)
Airport:	14 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Excellent Transit (78)

PROPERTY CONTACTS

True Owner: Jeffrey & Louisa Thomson

Recorded Owner: Bella Mare Sixth St Lofts, LLC

Prior True Owner: Urban Pacific Group

Property Manager: BJ Properties - Bella Mare 6th Street Lofts - Sal Sandoval (562) 726-1024

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$1,930	▲ 1.8%
Submarket 3-5 Star	$2,047	▲ 3.9%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Current Building	3.3%	◄► 0.0%
Submarket 3-5 Star	4.8%	▼ -0.6%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Current Building	0.4%	◄► 0.0%
Submarket 3-5 Star	1.1%	▼ -0.6%
Market Overall	0.9%	◄► 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

Property Summary Report

Urban Village - 1081 Long Beach Blvd

Long Beach, CA 90813 - Downtown Long Beach MF Submarket

★★★★★

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2015
Units:	129
GBA:	101,701 SF
Floors:	5
Construction:	Steel
Rent Type:	Market
Market Segment:	All

LAND

Land Area:	1.20 AC
Zoning:	LBPD29
Parcel	7273-007-045

EXPENSES PER UNIT

Total Expenses:	$9,010.67 (2016-Est)

SITE AMENITIES

Courtyard, Fitness Center, Laundry Facilities, Maintenance on site, On-Site Retail, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Eat-in Kitchen, Hardwood Floors, Heating, Kitchen, Microwave, Range, Security System, Skylights, Tub/Shower, Walk-In Closets, Washer/Dryer, Window Coverings

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios	565	19	14.7%	1	5.3%	$2,093	$3.70	$2,079	$3.68	0.6%
All 1 Beds	717	76	58.9%	4	5.3%	$2,134	$2.97	$2,121	$2.96	0.6%
All 2 Beds	931	34	26.4%	2	5.9%	$2,214	$2.38	$2,200	$2.36	0.6%
Totals	751	129	100%	6	4.7%	$2,149	$2.86	$2,136	$2.84	0.6%

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
0	1	565	19	14.7%	1	5.3%	$2,093	$3.70	$2,079	$3.68	0.6%
1	1	669	5	3.9%	0	0.0%	$2,174	$3.25	$2,161	$3.23	0.6%
1	1	712	58	45.0%	3	5.2%	$2,111	$2.96	$2,098	$2.95	0.6%
1	1	728	8	6.2%	0	0.0%	$2,175	$2.99	$2,162	$2.97	0.6%
1	1	806	4	3.1%	0	0.0%	$2,240	$2.78	$2,227	$2.76	0.6%

Updated April 10, 2019

Property Summary Report

Urban Village - 1081 Long Beach Blvd

Long Beach, CA 90813 - Downtown Long Beach MF Submarket

★★★★☆

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	834	1	0.8%	0	0.0%	$2,495	$2.99	$2,480	$2.97	0.6%
2	1	787	18	14.0%	1	5.6%	$2,098	$2.67	$2,085	$2.65	0.6%
2	2	1,073	8	6.2%	0	0.0%	$2,293	$2.14	$2,279	$2.12	0.6%
2	2	1,113	8	6.2%	0	0.0%	$2,395	$2.15	$2,381	$2.14	0.6%

Updated April 10, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $42

PET POLICY

Cats Allowed - $300 Deposit, $50/Mo, 2 Maximum

Dogs Allowed - $300 Deposit, $50/Mo, 2 Maximum

TRANSPORTATION

Parking:	175 Covered Spaces are available; 1.4 per Unit
Transit/Subway:	2 minute walk to Anaheim Station (Blue Line)
Airport:	14 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Walker's Paradise (93)
Transit Score ®:	Excellent Transit (75)

PROPERTY CONTACTS

True Owner:	JB Matteson Inc.
Recorded Owner:	Addison Long Beach Investors LLC
Developer:	AMCAL Multi-Housing, Inc.
Property Manager:	Bell - Urban Village
Recorded Owner:	TE Long Beach Investors LLC
Prior True Owner:	AMCAL Multi-Housing, Inc.

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,057	↓ 1.6%
Submarket 3-5 Star	$2,047	↑ 3.9%
Market Overall	$1,905	↑ 2.6%

Concessions	Current	YOY
Current Building	0.6%	↓ 0.3%
Submarket 3-5 Star	1.1%	↓ -0.6%
Market Overall	0.9%	↔ 0.0%

Under Construction Units	Current	YOY
Market Overall	24,932	↓ -13.6%

Vacancy Rates	Current	YOY
Current Building	5.4%	↔ 0.0%
Submarket 3-5 Star	4.8%	↓ -0.6%
Market Overall	3.9%	↑ 0.2%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$981.8	$973.6
12 Mo. Price Per SF	$261,918	$245,043

Property Summary Report

Alta South Bay - 22433 S Vermont Ave

Torrance, CA 90502 - Carson MF Submarket

BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2015
Units:	257
GBA:	240,000 SF
Floors:	6
Metering:	Individual
Construction:	Masonry
Rent Type:	Market/Affordable
Market Segment:	All

LAND

Land Area:	4.00 AC
Zoning:	R4-48udp

EXPENSES PER UNIT

Taxes:	$115.14 (2011)

PARCEL

7344-023-001, 7344-023-003, 7344-023-138, 7344-023-139

SITE AMENITIES

Basketball Court, Business Center, Clubhouse, Controlled Access, Courtyard, Elevator, Fitness Center, Gameroom, Gated, Grill, Laundry Facilities, Lounge, Media Center/Movie Theatre, Multi Use Room, Package Service, Property Manager on Site, Spa, Storage Space

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Ceiling Fans, Dining Room, Dishwasher, Disposal, Granite Countertops, Hardwood Floors, Heating, High Speed Internet Access, Kitchen, Microwave, Patio, Range, Stainless Steel Appliances, Tub/Shower, Walk-In Closets, Washer/Dryer, Washer/Dryer Hookup, Wheelchair Accessible (Rooms), Window Coverings

BEDROOM SUMMARY

		Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	725	142	55.3%	6	4.2%	$2,261	$3.12	$2,248	$3.10	0.5%
All 2 Beds	1,069	109	42.4%	4	3.7%	$2,816	$2.63	$2,801	$2.62	0.5%
All 3 Beds	1,370	6	2.3%	1	16.7%	$3,736	$2.71	$3,698	$2.69	1.0%
Totals	884	257	100%	11	4.3%	$2,531	$2.86	$2,517	$2.84	0.6%

Property Summary Report

Alta South Bay - 22433 S Vermont Ave
Torrance, CA 90502 - Carson MF Submarket

UNIT BREAKDOWN

			Unit Mix		Vacancy		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Vac %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	678	38	14.8%	2	5.3%	$2,237	$3.30	$2,225	$3.28	0.5%
1	1	688	16	6.2%	1	6.3%	$2,287	$3.32	$2,275	$3.31	0.5%
1	1	720	46	17.9%	2	4.4%	$2,289	$3.18	$2,276	$3.16	0.5%
1	1	786	42	16.3%	2	4.8%	$2,241	$2.85	$2,229	$2.84	0.5%
2	2	1,017	16	6.2%	1	6.3%	$2,732	$2.69	$2,718	$2.67	0.5%
2	2	1,053	16	6.2%	1	6.3%	$2,803	$2.66	$2,788	$2.65	0.5%
2	2	1,054	41	16.0%	2	4.9%	$2,779	$2.64	$2,764	$2.62	0.5%
2	2	1,107	30	11.7%	1	3.3%	$2,858	$2.58	$2,843	$2.57	0.5%
2	2	1,162	6	2.3%	0	0.0%	$3,123	$2.69	$3,106	$2.67	0.5%
3	2	-	1	0.4%	0	0.0%	$3,833	-	$3,794	-	1.0%
3	2	1,370	5	1.9%	1	20.0%	$3,716	$2.71	$3,679	$2.69	1.0%

Updated April 16, 2019

COMMERCIAL LEASING

Available Spaces: No Spaces Currently Available

FEES

Application Fee $42

PET POLICY

Birds Allowed

Cats Allowed - $500 Deposit, $50/Mo, 2 Maximum, One-Time Fee: $0

Dogs Allowed - $500 Deposit, $50/Mo, 2 Maximum, One-Time Fee: $0

Fishes Allowed

Reptiles Allowed

TRANSPORTATION

Parking:	5 free Surface Spaces are available; 246 Covered Spaces are available; 1.0 per Unit
Airport:	16 minute drive to Long Beach-Daugherty Field Airport
Walk Score ®:	Car-Dependent (36)
Transit Score ®:	Some Transit (46)

PROPERTY CONTACTS

True Owner:	Wood Residential Services	Recorded Owner:	Torrance Property Owner LLC
Developer:	Wood Residential Services		
Property Manager:	Wood Res - Alta South Bay		

Property Summary Report

Alta South Bay - 22433 S Vermont Ave

Torrance, CA 90502 - Carson MF Submarket

★★★★☆

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	$2,531	▼ 6.4%
Submarket 3-5 Star	$1,988	▲ 2.0%
Market Overall	$1,905	▲ 2.6%

Vacancy Rates	Current	YOY
Current Building	4.3%	▼ 0.8%
Submarket 3-5 Star	3.8%	▲ 0.4%
Market Overall	3.9%	▲ 0.2%

Concessions	Current	YOY
Current Building	0.6%	▲ 0.6%
Submarket 3-5 Star	0.8%	▼ -0.3%
Market Overall	0.9%	◀▶ 0.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	$229.2	$532.2
12 Mo. Price Per SF	$261,020	$246,219

Under Construction Units	Current	YOY
Market Overall	24,932	▼ -13.6%

APPENDIX C

Phase I
Environmental Site
Assessment
Rancho San Pedro
Housing

FREY ENVIRONMENTAL, INC.

Environmental Geologists, Engineers, Assessors

2817A Lafayette Avenue
Newport Beach, CA 92663
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www.freyinc.com
Email: freyinc@freyinc.com

June 3, 2019

Mr. Jason Rastegar
The Richman Group of California
rastegarj@richmangroup.com

RE: Phase I Environmental Site Assessment
Rancho San Pedro Housing Development
Los Angeles, California 90731

Dear Mr. Rastegar:

FREY Environmental, Inc. (FREY), has complete the attached Phase I Environmental Site Assessment (Phase I) report for the One San Pedro Development Site (the Site) in accordance with the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" prepared by the American Society for Testing and Materials (ASTM, 2013).

Based on the results of the attached Phase I report, FREY has identified the following on-Site recognized environmental conditions (RECs):

- A gas manufacturing plant was identified on the Site in 1908 and a DTSC case 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.

- A kerosene 1,000-gallon UST was installed on the Site at 275 W 1st Street in 1942 for heating use. Visual indication or documentation of abandonment of this UST was not identified.

- In addition to kerosene, other COCs appear to have been stored on Site at 275 West 1st Street. A 1950 certificate of occupancy for a flammable liquid storage building as well as numerous hazardous material waste manifests from 1987 through 2005 were identified. Additional COCs noted on the hazardous material waste manifests include but are not limited to: waste oil and mixed oil, oxygenated solvents, pesticides, halogenated solvents, hydrocarbon solvents, and polychlorinated biphenyls (PCBs).

- Based on the observations made during the conduct of 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.

RECOMMENDATIONS

Based on the results of the attached Phase I report, FREY recommends additional research and assessment be conducted at the Site to further assess and evaluate the RECs noted in the attached Phase I report including the following:

- Research, obtain and evaluate any available records available from the Department of Toxic Substances Control (DTSC) regarding the former gas plant located on-Site at Santa Cruz St., Centre St., and Palos Verdes;

- Conduct subsurface soil, soil vapor and groundwater investigations in the vicinity of the former gas plant, the former sheet metal facility and the existing on-Site maintenance facility, and;

- Conduct an asbestos survey in order to assess the existence of ACMs in all Site buildings.

We appreciate the opportunity to submit a proposal for this work. Please contact us at your convenience with any questions.

Sincerely,
FREY Environmental, Inc.

Sawyer Jones
Project Manager

Enclosure

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

RANCHO SAN PEDRO HOUSING DEVELOPMENT
LOS ANGELES, CALIFORNIA 90731

Prepared For:

The Richman Group of California
Development Company, LLC
420 31st Street, Suite B1
Newport Beach, CA 92663

Attn: Jason Rastegar

Prepared By:

FREY Environmental, Inc.
2817A Lafayette Avenue
Newport Beach, California 92663-3715
(949) 723-1645
freyinc@freyinc.com

Project Number: 759-13

June 3, 2019

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1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by FREY Environmental, Inc. (FREY) for the Rancho San Pedro Housing Development in San Pedro, Los Angeles, California (referred to as "the Site" throughout the rest of this document).

The Site consists of approximately 21.2 acres of land identified by the following ten (10) assessor parcel numbers (APNs):

7449-017-900	7455-017-900
7449-017-901	7449-017-902
7449-018-900	7455-027-929
7449-018-901	7455-027-930
7449-018-902	7455-027-931

Additional Site identifiers include the following address ranges within the 90731 zip code area:

103-275 (odd) W. Santa Cruz Street	100-129 (all) N. Armona Court
103-385 (odd) W. 1st Street	100-229 (all) S. Armona Court
102-274 (even) W. 1st Street	100-129 (all) N. Arboles Court
201-275 (odd) W. 2nd Street	100-229 (all) S. Arboles Court.
102-384 (even) W. 2nd Street	100-129 (all) N. Palos Verdes Street
102-274 (even) W. 3rd Street	100-229 (all) S. Palos Verdes. Street
108-118 (even) S. Mesa Street	107-119 (odd) N. Beacon Street
100-120 (even) N. Centre Street	107-226 (all) S. Beacon Street
200-228 (even) S. Centre Street	117-225 (odd) S. Harbor Boulevard

A Site location map, Immediate Site Vicinity Sketch, and Site Sketch are presented shown as Figures 1 through 3, respectively.

2.0 OBJECTIVES

The objectives of the scope of work described below were to assess past and present land use practices, Site operations and conditions, and to identify the potential presence of hazardous substances in the soil, soil vapor, and groundwater beneath the Site to the extent feasible, pursuant to the processes described in the American Society for Testing and Materials (ASTM) guidelines (ASTM, 2013) and the All Appropriate Inquires (AAI) rule promulgated by the United States Environmental Protection Agency on November 1, 2005 (EPA, 2005).

3.0 TERMINOLOGY

For the purposes of discussion, the following terms are used in this report:

- *Site* refers to the property depicted in Figures 1 through 3 as identified in Section 1.0 above and described in Section 6.1, below;

- *Immediate Site Vicinity* refers to any real property or properties the border of which is contiguous or partially contiguous with that of the Site, or that would be contiguous or partially contiguous with that of the Site but for a street, road, or other public thoroughfare separating them;

- *Recognized Environmental Conditions (RECs)* as defined in ASTM 1527-13 are the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs.

- *Controlled Recognized Environmental Condition (CREC)* as defined in ASTM 1527-13 is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- *Historical Recognized Environmental Condition (HREC)* as defined in ASTM 1527-13 is a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting un-restricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- *"Vapor Encroachment Condition" (VEC)* as defined in ASTM E2600-15 is the presence or likely presence of vapor phase chemical(s) of concern (COC) in the subsurface of the target property as identified during the vapor encroachment screening process (ASTM, 2015).

- *"Area of Concern" (AOC)* as defined in ASTM E2600-15, for potential contaminated facilities with non-petroleum hydrocarbon COCs is equal to 1,760 feet around the Site and 528 feet around the Site for facilities with petroleum hydrocarbon COCs (ASTM, 2015).

- The term *"hazardous"* is used in general accordance with its definition in Title 22, Division 4, Chapter 30, California Code of Regulations (CCR). The terms material and waste are used interchangeably, and no legal distinction is implied between the two terms as used herein.

4.0 SCOPE OF WORK

The scope of work designed to provide the information needed to meet the objectives of the investigation was as follows:

- Inspect the Site;
- Conduct a Site vicinity reconnaissance in order to compile a current list of companies and/or businesses that may utilize potentially hazardous materials in the Immediate Site Vicinity;
- Photograph the Site and selected properties which bound the Site;
- Interview personnel familiar with the history of the Site, if available;

- Have a questionnaire completed by a person knowledgeable of the Site's history of operations;
- Review files maintained by City of Los Angeles Fire Department (LAFD) and Department of Building and Safety (LADBS), if available;
- Review files maintained by the Los Angeles County Department of Public Works (LACDPW) the Department of Public Health (LACDPH), and the Sanitation District (LACSD), if available;
- Review the State Water Resources Control Board's (SWRCB) GeoTracker and Department of Toxic Substance Control (DTSC) EnviroStor databases for files associated with the Site;
- Review fire insurance maps (FIMs), aerial photographs, topographic maps, phone directories, an environmental lien and activity use limitation (AUL) report, and a government agency database and physical setting report, specifically prepared for the Site by ERIS Environmental Risk Information Services (ERIS);
- Review the LADBS Methane Zone Map and the California Division of Oil, Gas and Geothermal Resources (CADOGGR) Well Finder Website for oil and gas wells, fields, and zones (including radon) in the Site Vicinity, and;
- Prepare a report summarizing the findings of the information presented above.

The scope of work did not include the sampling of soil, soil vapor, groundwater, lead-based paint, asbestos containing materials, radon gas, methane gas, air or the identification of suspect asbestos containing materials, a screening for lead in water, identification of moisture conditions in existing structures, a Site-specific wetlands delineation, or a review of flood zone maps.

5.0 PHYSICAL SETTING

5.1 PHYSIOGRAPHIC SETTING

The Site topography gently slopes from the northwest to the southeast with the eastern portion of the Site relatively flat. The average elevation across the Site is approximately 37 feet above mean sea level (feet msl). Regional topography in the Site Vicinity generally slopes from the west to the east (ERIS, 2019).

5.2 GEOLOGY AND HYDROGEOLOGY

The Site is located approximately 1.5 miles east of the Palos Verdes Hills and approximately 600 feet west of the main channel of the Los Angeles Harbor, and is located within the West Coast Subbasin of the Coastal Plain of Los Angeles (DWR, 2004).

Quaternary alluvium and marine deposits are the primary lithologies in the vicinity of the Site (ERIS, 2019). Lithologies in borings drilled to depths of approximately 60 feet below ground surface (bgs) are reported to consist mainly of clays, silts, siltstone, and claystone at five (5) GeoTracker facilities located on Gaffey Street at distances ranging from approximately 2,600 feet to 3,200 feet west from the Site (SWRCB, 2019).

A review of groundwater depths on the State Water Resources Control Board (SWRCB) Geotracker and GAMA websites indicates the median depth to groundwater in twelve wells located within a one-mile radius of the Site is reported to range from approximately 8 to 42 feet bgs. Shallow depths were typically reported in wells closer to the harbor (lower elevation) and deeper depths were reported for wells located further west from the harbor (higher elevation). Groundwater flow is estimated to be generally to the east in the Site vicinity based on information from five (5) GeoTracker facilities located on Gaffey Street at distances ranging from approximately 2,600 feet to 3,200 feet west of the Site (SWRCB, 2019).

5.3 GROUNDWATER SUPPLY WELLS

No public groundwater supply wells are shown to be located within a one-mile radius of the Site (SWRCB, 2019).

6.0 FIELD INVESTIGATION

6.1 SITE INSPECTION

FREY conducted a Site inspection on May 29, 2019. Photographs of the Site are included in Appendix A. The Site inspection included a visual review of the property for past or present use, storage, handling, and disposal of potentially hazardous substances, and possible future releases of such substances.

FREY met with Site management personnel and visually inspected the Los Angeles Housing Authority office and maintenance facilities located at 275 W 1st Street, storage facilities located at the southeast corner of 2nd street and Palos Verdes Street and mobile offices located at the southeast corner of 2nd Street and Beacon Street.

COCs observed in the maintenance facility included less than 5-gallon containers of gasoline, paint, paint thinners, new oil, used oil, pesticides and herbicides that were being stored in labelled cabinets or on secondary containment pallets. One 55-gallon drum of used oil was observed on a secondary containment pallet.

A clarifier was observed on the north side of the maintenance facility with a 4-foot by 4-foot wash down area and drain located to the east of the clarifier. This wash down area appeared to be used for cleaning/washing small tools and equipment. Saw cuts and concrete patches that lead to the clarifier area in the maintenance facility also appear to be associated with the clarifier and appear to be a former floor drain and/or wash down area.

Six shipping containers were being used for storage sheds on the property located at the southeast corner of 2nd street and Palos Verdes Street. The shipping containers were used for storage of new appliances (stoves, refrigerators, hot water heaters, etc.), building materials and paints.

One trailer was located in this storage facility and was labeled with asbestos warning labels. According to the property manager, this trailer contained asbestos containing materials generated by on-going asbestos abatement activities being conducted at the Site.

Additionally, FREY inspected the exteriors of the remaining portions of the property that were generally occupied by residential apartments, lawns, playgrounds, parking lots, and a community garden. FREY gained access to two vacant residential dwellings while on-Site. Asbestos abatement activities for removal of floor tiles appeared to have been recently completed in one vacant residence (128 W 2nd Street). Minor surface staining was observed in parking lots throughout the Site. No other COCs were observed during the inspection of this portion of the Site.

The storage of COCs, the clarifier, associated wash-down area/floor drains, concrete trenches and patches, hazardous waste generation (used oil) and hazardous waste storage at the maintenance facility on-Site and the existence of asbestos containing materials (ACMs) in Site buildings are considered RECs.

6.2. IMMEDIATE SITE VICINITY RECONNAISSANCE

FREY visually reviewed the exterior of properties surrounding the Site. The Site is located in a densely developed, mixed residential and commercial use area. An Immediate Site Vicinity Sketch is presented on Figure 2. A description of the Immediate Site Vicinity is as follows:

- The Site is bound by Santa Cruz Street to the north followed by multi-tenant and single family residential properties.

- The Site is bound by North and South Harbor Boulevard and North and South Beacon Street to the east, followed by commercial properties including what appears to be a trailer and auto storage yard, a vacant warehouse and a church across Beacon Street and railroad tracks and a large parking lot for the Port of Los Angeles across Harbor Boulevard.

- The Site is bound to the south by Second Street and Third Street followed by multi-tenant residential properties across Second Street and commercial properties including the Port of Los Angeles Police Station, the Port of Los Angeles High School, the Port of Los Angeles Headquarter offices and the Port of Los Angeles Boys and Girls Club across Third Street.

- The Site is bound by Centre Street and Mesa Street to the west followed by multi-tenant and single family residential properties.

No RECs were observed during the Immediate Site Vicinity Reconnaissance.

6.3 PERSONNEL INTERVIEW

Florencio Tapis, a City of Los Angeles Housing Authority Manager for the Rancho San Pedro property, completed the Transaction Screen Questionnaire for this Phase I Environmental Site Assessment, a copy of which is included in Appendix B. In response to herbicide/pesticide use, Mr. Tapia noted that Round-Up, Spectricide Weed Killer, and Ortho Bug Killer are used on Site. In response to questions 1 through 18, Mr. Tapia answered no or unknown to all except question numbers 2a, 4, and 10. The details noted by Mr. Tapia regarding the yes responses for questions 2a, 4, and 10 are as follows:

- 2a. *"We have a clarifier in use in our maintenance yard."*
  (The clarifier was observed to be connected to a drain located in the equipment wash area, historical use of the clarifier is unknown)
- 4. *"We have a motor oil drum in our maintenance yard."*
  (Motor oil collected from small lawn mowers and small landscape tools and equipment)
- 10. *"Small oil stains from vehicles in parking lots."*

The storage of COCs, such as the motor oil drum, and the presence of the clarifier at the maintenance facility on-Site are considered RECs as noted previously in Section 6.1 above.

7.0 REGULATORY AGENCY REVIEW

7.1 CITY OF LOS ANGELES

7.1.1 Fire Department (LAFD)

FREY searched the LAFD online inventory lists of underground storage tanks (USTs), above ground petroleum storage tanks, and hazardous material facilities located within the City of Los Angeles for active, inactive, and historical facilities.

The Site was identified in the LAFD historical UST files list under the Site address 275 West 1st Street. FREY requested files associated to this listing, and the LAFD provided FREY with four (4) pages of documents related to the historical UST listing. The documents include 1942 fire permit documents for Standard Oil Company of California to install a 1,000-gallon UST for kerosene used in connection with heating and a 1950 certificate of occupancy for the Housing Authority of Los Angeles for a one-story structure for flammable liquid storage. Copies of the LAFD supplied documents for the Site are included in Appendix C.

The storage of flammable liquid and the historical presence of a fuel UST on-Site are potential RECs.

7.1.2 Department of Building and Safety (LADBS)

FREY searched the LADBS online building records for files associated with the Site APNs. Permits dated from 1914 through 2016 are on file with the LADBS for numerous Site addresses. The majority of the permits identified for the Site are in relation to Site dwellings and the City of LA Housing Authority Administrative building. A brief summary of the permit files by APN and address is included in Appendix C.

Only one document of concern was identified in the LADBS file search. The document is a 1950 certificate of occupancy for a one-story structure for flammable liquid storage at 275 West 1st Street that was previously identified as discussed in Section 7.1.1 above.

7.2 COUNTY OF LOS ANGELES

7.2.1 Department of Public Works (LACDPW)

FREY conducted a searched for records at LACDPW on May 8, 2019. FREY did not locate any documents related to the Site at the LACDPW.

7.2.2 Department of Public Health (LACDPH)

FREY requested a file search for records on file with the LACDPH. The LACDPH responded in letters dated May 3, 2019, that the file search revealed no records. Copies of the LACDPH response letters are included in Appendix D.

7.2.3 Sanitation District (LACSD)

FREY requested a file review for records on file with the LACSD. The LACSD respond on April 24, 2019 that no records were found. A copy of the LACSD response request is presented in Appendix D.

7.3 STATE OF CALIFORNIA

FREY researched environmental cleanup sites and hazardous waste facilities using the DTSC EnviroStor website and leaking UST cleanup sites, RWQCB cleanup sites, land disposal sites, military sites, and Waste Discharge Requirement Program sites using the SWRCB GeoTracker website. FREY reviewed information for the Site and the AOC to assess potential on-Site and off-Site sources of chemicals of concern in soil and groundwater beneath the Site.

7.3.1 DTSC EnviroStor

The DTSC EnviroStor database lists one case that FREY believes to be for the Site based on information gathered from fire insurance maps discussed in Section 8.1 below.

Two additional facilities located within the AOC of 1,760 feet of the Site are also listed in the database. Summaries of the facility information is presented below.

<u>Santa Cruz St., Centre St., and Palos Verdes (Edison/San Pedro MGP)</u>

- This facility is listed as a voluntary cleanup property that was a manufactured gas plant (MGP) reported to have contaminated soil. The facility received a no further action status as of November 23, 1994 following the review of a preliminary endangerment assessment report.

Comments reported in this database listing state that the "*DTSC concurs … that a Deed Notice be placed on the property.*" No additional pertinent information is provided with this database listing (DTSC, 2019).

Based on information derived from the 1908 fire insurance map summarized in Section 8.1 below, FREY believes this facility is in reference to an Edison Electric Company Gas Plant shown on the Site (south side of Santa Cruz Street between Centre Street and Palos Verdes Street). FREY requested to review historical documents associated with this facility listing if available from the DTSC. As of the writing of this report, FREY has yet to receive a response to the request.

A MGP historically located on the Site is a REC.

<u>425 South Palos Verdes Street (Port of Los Angeles Berth 174)</u>

- According to the envirostor website, this facility is shown to be located approximately 600 feet south of the Site. However, upon review of additional documents provided on the envirostor website, it is apparent that this facility is actually located over one (1) mile northeast of the Site across the main harbor channel from the Site. This facility is located on a man-made peninsula of land created from fill and dredged material, within the Port of Los Angeles (POLA). For approximately 75 years, the Site was operated as a shipment and storage terminal for petroleum hydrocarbons. Operations ceased in 1999 and the Site was demolished. Investigation reports indicated the presence of light non-aqueous phase liquid (LNAPL) petroleum products including both crude oil and refined product. Groundwater monitoring and LNAPL removal is on-going. Several VOCs, primarily aromatic volatile organic compounds (VOCs) and fuel oxygenates, were detected at varying concentrations in groundwater samples. This facility is listed as still being under evaluation and was referred to the California Regional Water Quality Control Board (RWQCB) in January of 2011 (DTSC, 2019).

  Based on the location of the facility over one (1) mile northeast of the Site and located across the main harbor channel from the Site, this facility is not considered a REC.

<u>538 West 5th Street (Richards Cleaners)</u>

- This facility, located approximately 1,300 feet south of the Site, is a former dry-cleaning facility identified to have contaminated soil, soil vapor and groundwater with tetrachloroethylene (PCE), trichloroethylene (TCE), and gasoline range hydrocarbons. Contamination associated with this facility appears relatively well assessed in all directions and does not extend more than a few hundred feet from the property (DTSC, 2019).

  Based on the assessment conducted at this facility under agency oversight, it appears unlikely that soil, soil vapor, or groundwater beneath the Site have or will be impacted by the COCs released at this facility. As such, this facility is not a concern.

7.3.2 SWRCB GeoTracker

The SWRCB GeoTracker database did not list any cases for the Site (SWRCB, 2019).

One facility located within the AOC of 1,760 feet of the Site is listed in the database. The facility, Rainbow Services at 550 West 4th Street (approximately 1,120 feet southwest of the Site), is listed as an open cleanup program case that was under assessment in 1996 and 2002 and was listed as inactive as of January 2015. No additional pertinent information is presented for this case (SWRCB, 2019). Since this case has been inactive for 4.5 years, it appears unlikely that it will be a concern to the Site.

8.0 HISTORICAL INFORMATION REVIEW

ERIS provided fire insurance maps, topographic maps, aerial photographs, a city directory abstract, and an environmental lien and activity use limitations (AUL) search report for the Site. The ERIS information presented below has been attached in Appendix E.

8.1 FIRE INSURANCE MAPS

Fire insurance maps (FIMs) from 1888, 1891, 1908, 1921, 1950, and 1969 were provided by ERIS. Details for property development on the Site and in the Immediate Site Vicinity depicted on the maps are summarized below.

Site

- Only the southeast corner of the Site is depicted in the 1888 and 1891 maps and is shown developed mainly with dwellings.

- All of the Site property is depicted in the 1902 and 1908 maps, as well as all of the major streets surrounding the Site. Approximately 75% of the plots are shown developed primarily as dwellings and the rest as vacant.

- In the 1921 map, rail road tracks appear to the east of the Site.

- In the 1950 map approximately 50% of the Site is shown redeveloped with structures associated with the original Rancho San Pedro development as it generally exists currently.

- In the 1969 map, the Site appears to be developed as it generally exists currently with both the original Rancho San Pedro Development and Rancho San Pedro extension development.

Details of concern noted on the FIM maps include:

- A circular structure is shown on one of the Site plots along Palos Verdes Street in the 1902 map, and in the 1908 map this plot is shown labeled as the “Edison Electric Co. Gas Plant” with two and larger and two smaller circular structures and with address that appears to be 247 and/or 253 West Santa Cruz Street.

- In the 1921 map, a plot is labeled as “Sheet Metal Works” at 286 West 3rd street.

The former presence of a gas manufacturing plant and a metal working facility on the Site are RECs.

Immediate Site Vicinity

Details of portions of the properties in the Immediate Site Vicinity are shown in the 1888 through 1908 maps, and all properties surrounding the Site are shown in the 1921 through 1969 maps. The majority of developments shown are dwellings with some businesses and warehouses. Railroad lines, storage facilities, and other structures related to harbor shipping use are shown in the earliest map. Due to the copy quality of the maps not all business names in the Immediate Site Vicinity are clearly legible.

No properties of concern were identified in the Immediate Site Vicinity on the FIMs.

8.2 TOPOGRAPHIC MAPS

EDR provided historical topographic maps from 1896, 1923, 1925, 1944, 1951, 1964, 1972, 1981, and 2015. The Site and portions of the properties in the Immediate Site Vicinity are shown developed on the 1896 map, and all are depicted as highly developed in the 1923 map.

No potential RECs were noted on the topographic maps.

8.3 AERIAL PHOTOGRAPHS

EDR provided aerial photographs from 1928, 1947, 1952, 1960, 1963, 1972, 1980, 1985, 1994, 2002, 2005, 2010, 2012, 2014, and 2016. The scale for the aerial photographs is 1-inch equals 500 feet. A summary of the information derived from the photos is presented below.

Site

All of the major streets surrounding the Site are visible in the 1928 photo, with the majority of the Site properties appearing developed as single family residential. In the 1947 and 1952 photos, redevelopment of the Site is visible. In the 1960 photo the Site appears generally as is exists currently. Some minor redevelopment to 275 West 1st Street and to the southeast corner of the intersection of 2nd Street and Palos Verdes Street are visible in some of the photos post-1960 with no changes noted after 2002.

Conditions observed on the aerial photographs do not indicate presence of any on-Site RECs.

Immediate Site Vicinity

Properties in the Immediate Site Vicinity appear to be densely developed in the earliest photo. Properties appear mainly as single family residential with some larger structures which may be business or multitenant residential. Various redevelopments are visible in successive photos.

8.4 CITY DIRECTORY REVIEW

FREY reviewed three ERIS City Directory Report for the years of 1926 through 2018 for the Site addresses and addresses nearby.

The Site is identified in the earliest listings. Site use information gathered from the City Directory Report indicate the Site has been used mainly for residential purposes since 1926 with some lesser use for religious, education, and childcare purposes.

Listings for addresses other than those of the Site identified in the City Directory Report are mainly residential with some business listings.

No RECs were identified during review of the ERIS City Directory Report.

8.5 ENVIRONMENTAL LIENS

FREY reviewed the environmental lien search report provided by ERIS which included a search for environmental liens and activity use limitations (AULs) for the Site. No environmental liens or AULs were found for the Site.

9.0 GOVERNMENT AGENCY LISTING FINDINGS

FREY reviewed the ERIS Database and Physical Setting Reports for the Site which have been attached in Appendix E. The results of the review are summarized in the following sections.

9.1 OIL AND GAS

FREY reviewed the ERIS physical settings report for oil and gas wells in the Site Vicinity. There are two wells shown located within a one-mile radius of the Site. The closest listed well is located approximately 0.2- mile from the Site and is reported to be idle. The second well is located 0.87-mile from the Site with an unknow activity status. These wells are not considered a REC.

FREY also reviewed the LADBS ZIMAS website and verified that the Site is not located in a methane or methane buffer zone (LADBS, 2019).

9.2 RADON

The EDR Radius Map physical settings report indicates the Site is located in an average radon exposure zone according to a generalized assessment of radon potential in Los Angeles County. The USEPA lists Los Angeles County as Radon Zone Level 2, for areas where the indoor average radon level is greater than 2 picocuries per liter (pCi/L) but less than 4 pCi/L. The USEPA has an action level of 4 pCi/L (EPA, 2002).

9.3 REGULATORY AGENCY DATABASE REVIEW

9.3.1 Site

The Site is listed in the ERIS Database report under the FINDS/FRS, HAZNET, HIST MANIFEST, and RCRA NON GEN databases as 275 West 1st Street. A summary of the information provided on these database listings is below.

- The FINDS/FRS database listing is for the City of LA/Housing Authority and is linked to the listing RCRA NON GEN database listing which reports the facility as a transporter of waste. The type of waste transported is not reported. As of March 2019, there were no violation records associated with this facility listing.

- The HIST MANIFEST database listing is for numerous waste manifests from 1987 to 1992 for the following wastes:
  - Asbestos containing waste
  - Waste oil and mixed oil
  - Oxygenated solvents
  - Pesticides Halogenated solvents
  - Other organic solid waste
  - Hydrocarbon solvents
  - Oil/water separation sludge
  - Polychlorinated biphenyls (PCBs) and materials containing PCBs

- The HAZNET database listings are for numerous waste manifests from 1994 through 2005 for the following wastes:
  - Other organic solids
  - Unspecified solvent mixture
  - Waste oil and mixed oil
  - Paint sludge
  - Asbestos containing waste
  - PCBs and materials containing PCBs
  - Alkaline solution without metals
  - Of-specification, aged, or surplus inorganics
  - Unspecified oil containing waste

- Unspecified aqueous solution
- Other inorganic solid waste
- Aqueous solution with total organic residue less the 10%
- Oil/water separation sludge
- Unspecified organic liquid mixture

The Site is also listed under the EnviroStor and VCP databases as Edison/ San Pedro MGP at Santa Cruz Street, Centre Street, and Palos Verdes (although the ERIS Database report does not identify this facility as the Site and shows it to be located 57 feet east). Details on this Site facility were summarized previously in Section 7.3.1 above.

COCs noted on the hazardous material waste manifests include but are not limited to: waste oil and mixed oil, oxygenated solvents, pesticides, halogenated solvents, hydrocarbon solvents, and polychlorinated biphenyls (PCBs).

These database listings for the Site are considered potential RECs due to the possible presence of COCs being present on the Site. COCs noted on the hazardous material waste manifests include but are not limited to: waste oil and mixed oil, oxygenated solvents, pesticides, halogenated solvents, hydrocarbon solvents, and polychlorinated biphenyls (PCBs).

Two additional facilities are shown on the ERIS Database report to be on the Site. However, the addresses of the two facilities (31 S. Palos Verdes St. and 325 S. Palos Verdes St.) are not Site addresses. The address 31 South Palos Verdes does not appear to exist, and the facility listing for this address (HAZNET listing for a private residence likely for asbestos containing waste) is not a concern. The facility information for 325 S. Palos Verdes Street is summarized below in Section 9.3.2.

9.3.2 Immediate Site Vicinity

Five (5) addresses, which are located adjacent to or immediately across adjacent roads to the Site, are listed in the ERIS Database report. A summary of these details of these facility listings is below.

- 252 West Santa Cruz Street (north of the Site) is listed in the CHMIRS database as a SoCal Gas natural gas leak. A vapor phase gas leak was reported at this address due to gas valve damage caused by a resident. The leak was controlled shortly after the leak was reported.

- 204 West Santa Cruz (north of the Site) is listed in the HAZNET database as a private residence that had asbestos containing waste that was disposed of at a landfill.

- 325 South Palos Verdes Street (south of the Site) is identified in the ALT FUELS database as City of Los Angles – Port of Los Angeles – Administration. This listing is for a compressed natural gas fuel station that has not operated after December 2012.

- 137 South Mesa Street (west of the Site) is identified in the HAZNET database as a private residence that had asbestos containing waste that was disposed of at a landfill.

Based on the information for these facility listings, none of these 5 properties are considered to be a concern.

9.3.3 Potential Areas of Concern

Sixteen (16) additional addresses are listed in the ERIS Database report to be located within the AOC of 528 feet of the Site as potentially having used or stored petroleum hydrocarbons or other COCs such as chlorinated VOCs or solvents. These addresses were listed on at least one of the following databases: CHMIRS, LA CITY HAZMAT, FINDS/FRS, RCRA NON GEN, CERS HAZ, ERNS, UST LA CITY, DELISTED TNK, DELISTED COUNTY, CERS TANK, EMISSIONS, HIST TANK, WASTE DISCHARGE, UST, and LA SML.

Of these sixteen additional addresses within the AOC of 528 feet of the Site, two (2) have reported leaks or spills (300 South Harbor Boulevard and 444 South Harbor Boulevard). The spills associated with these listings in CHMIRS database are all reported sheens of gasoline or oils reportedly observed on the water surface in the harbor located more than 600 feet east of the Site.

An additional forty-seven (47) addresses, which may have been exposed to other COCs such as chlorinated VOCs or solvents, are listed on the ERIS Database report within the AOC between 528 and 1,760 feet of the Site. These facilities were listed in one or more of the following databases: RCRA NON GEN, LA CITY HAZMAT, RCRA SQG, LA SML, EnviroStor, CERS HAZ, DELISTED HAZ, CLEANUP SITES, RCRA LQG, HWSS CLEANUP, HIST CORTESE, and RESPONSE.

Of the additional forty-seven addresses within the AOC between 528 and 1,760 feet of the Site, two (2) of the properties have reported spill/leaks and associated cleanup cases. However, as discussed in Section 7.3.1 above, upon further investigation of information provided for the property POLA at 425 South Palos Verdes Street, this case is not considered an REC based on the actual distance from the Site.

10.0 DATA GAPS

No significant data gaps were noted in the preparation of this report.

11.0 CONCLUSIONS

FREY has prepared this Phase I ESA in general conformance with the scope and limitations of the ASTM and AAI guidelines. Any exceptions to or deletions from this practice are described in Section 4.0 and 10.0 of this report.

11.1 SITE HISTORY AND CURRENT STATUS

- The Site was first developed prior to 1888 primarily as residential property (single family dwellings).

- Non-residential use of the Site as “Edison Electric Co. Gas Plant” (247 and/or 253 West Santa Cruz Street) and as “Sheet Metal Works” (286 West 3rd Street) in 1908 and 1921, respectively, is noted in FIM maps.

- Major redevelopment of the Site began in 1942 with a first phase of construction that included 284 units on 12.5 acres for Defense Department industry workers that was later converted to public housing in 1952.

- In 1952, a second phase of redevelopment was conducted that included the construction of 194 units on 8.7 acres. Since that time, the Site has remained relatively unchanged.

11.2 ON-SITE RECs

- A gas manufacturing plant was identified on the Site in 1908 and a cleanup case with the DTSC appears to be associated with it. The DTSC case 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.

- A kerosene 1,000-gallon UST was installed on the Site at 275 W 1st Street in 1942 for heating use. Visual indication or documentation of removal or proper abandonment in place of this UST was not identified.

- In addition to kerosene, other COCs appear to have been stored on Site at 275 West 1st Street. A 1950 certificate of occupancy for a flammable liquid storage building as well as numerous hazardous material waste manifests from 1987 through 2005 were identified. Additional COCs noted on the hazardous material waste manifests include but are not limited to: waste oil and mixed oil, oxygenated solvents, pesticides, halogenated solvents, hydrocarbon solvents, and polychlorinated biphenyls (PCBs).

- Based on the observations made during the conduct of 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.

11.3 AREA OF CONCERN

A total of 63 properties were identified as potential RECs within the AOCs for petroleum hydrocarbons and non-petroleum hydrocarbons COCs. None of the facilities were listed as having an unauthorized release or are actively undergoing cleanup measures. These properties are not considered to be RECs based on the status of the facility listings and/or the distance from the Site.

12.0 LIMITATIONS

The judgments described in this report are professional opinions based solely within the limits of the scope of work authorized and pertain to conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein, and this report is not intended for future evaluations of this Site unless an update is conducted by a consultant familiar with environmental assessments.

This report was compiled partially of information supplied to FREY from outside sources, other information that is in the public domain and a visual inspection of the Site. FREY makes no warranty, assumes no responsibility or liability as to the accuracy of statements made by others, which may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing similar services.

The conclusions represent FREY's professional judgment based on information obtained and reviewed during the course of this assessment.

13.0 PROFESSIONAL STATEMENTS

We declare that, to the best of our professional knowledge and belief, we meet the definition of an environmental professional as defined in section 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Should you have any questions regarding this report, please contact us.

Sincerely,
FREY Environmental, Inc.

REGISTERED ENGINEERING GEOLOGIST
JOSEPH W. FREY
No. 1500
Exp 8/30/20
STATE OF CALIFORNIA

Joe Frey
Principal Certified
Engineering Geologist
C.E.G. #1500

Sawyer Jones
Project Environmental
Scientist

Sawyer Jones (For)
Deanna Hoppe
Senior Staff Geologist

REFERENCES

ASTM (American Society for Testing and Materials), 2013; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E1527-13, November 11, 2013.

_____, 2015; Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Designation: E2600-15.

DTSC (Department of Toxic Substances Control), 2019; envirostor.dtsc.ca.gov, Site Vicinity search performed on May 5, 2019.

DWR (California Department of Water Resources) 2004; Bulletin No. 118, *South Coast Hydrogeologic Region – Coastal Plain of Los Angeles Groundwater Basin,* last updated February 27, 2004.

ERIS (Environmental Data Resources, Inc.), 2019; Physical Settings Report, Fire Insurance Maps, Topographic Maps, Historical Aerials, City Directory, Database Report, and Environmental Lien Search, dated April 2019

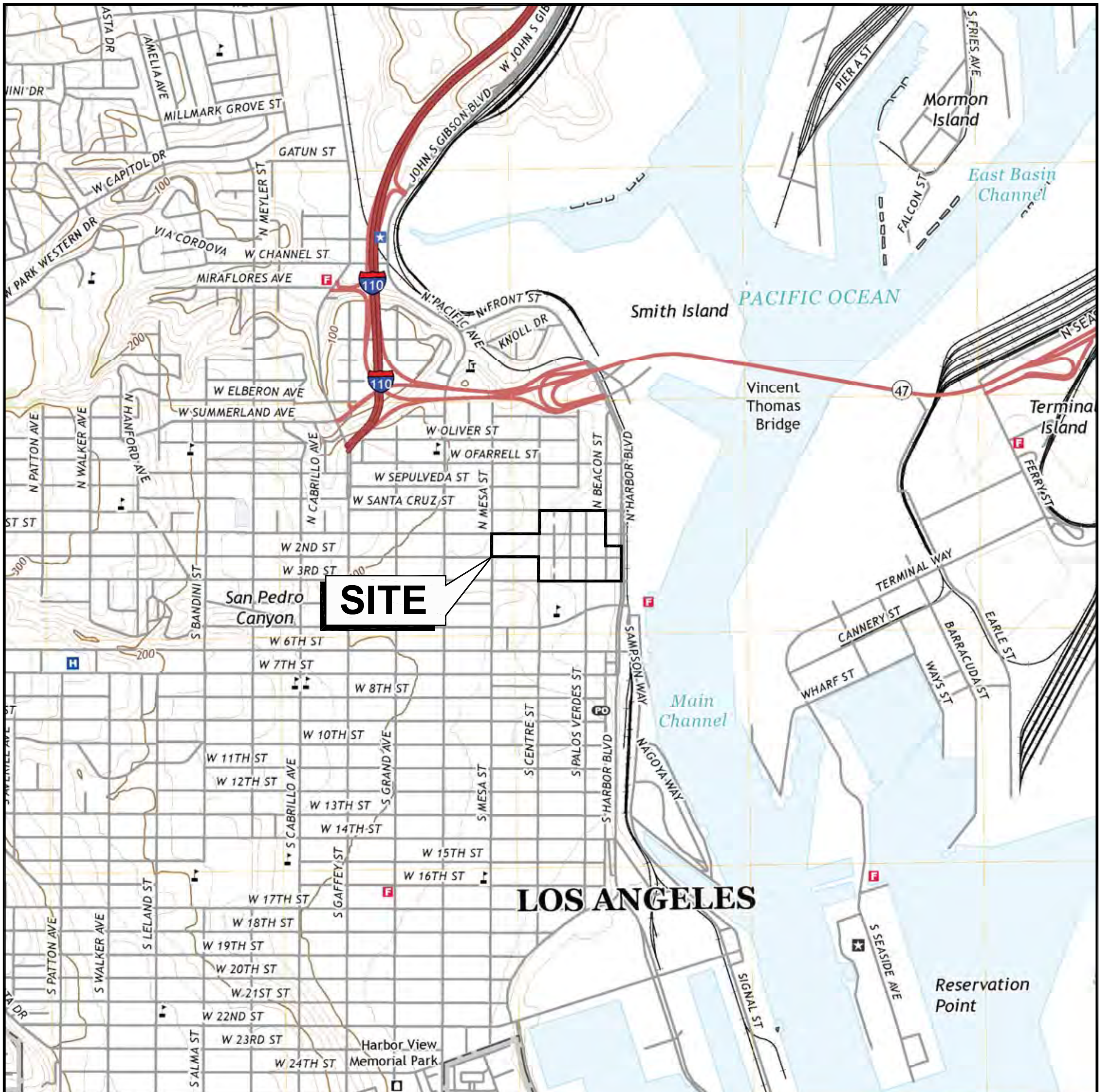
EPA (Environmental Protection Agency), 2002; A Citizens Guide to Radon, 4th Edition, May 2002.

EPA, 2005; All Appropriate Inquiries Final Rule, 40 CFR Part 312, dated November 1, 2005.

LADBS (City of Los Angeles Department of Building and Safety), 2019; ladbs.org and zimas.lacity.org search for Site records and for methane zone information performed on May 10, 2019.

SWRCB (California State Water Resources Control Board), 2019, Site Vicinity Search of GeoTracker ESI and GAMA Groundwater map websites conducted on May 5, 2019.

FIGURES



NOTE:

1. Base map from USGS 7.5 minute San Pedro & Torrance (dated 2018) California topographic quadrangle

0 1/2 1

APPROXIMATE SCALE IN MILES

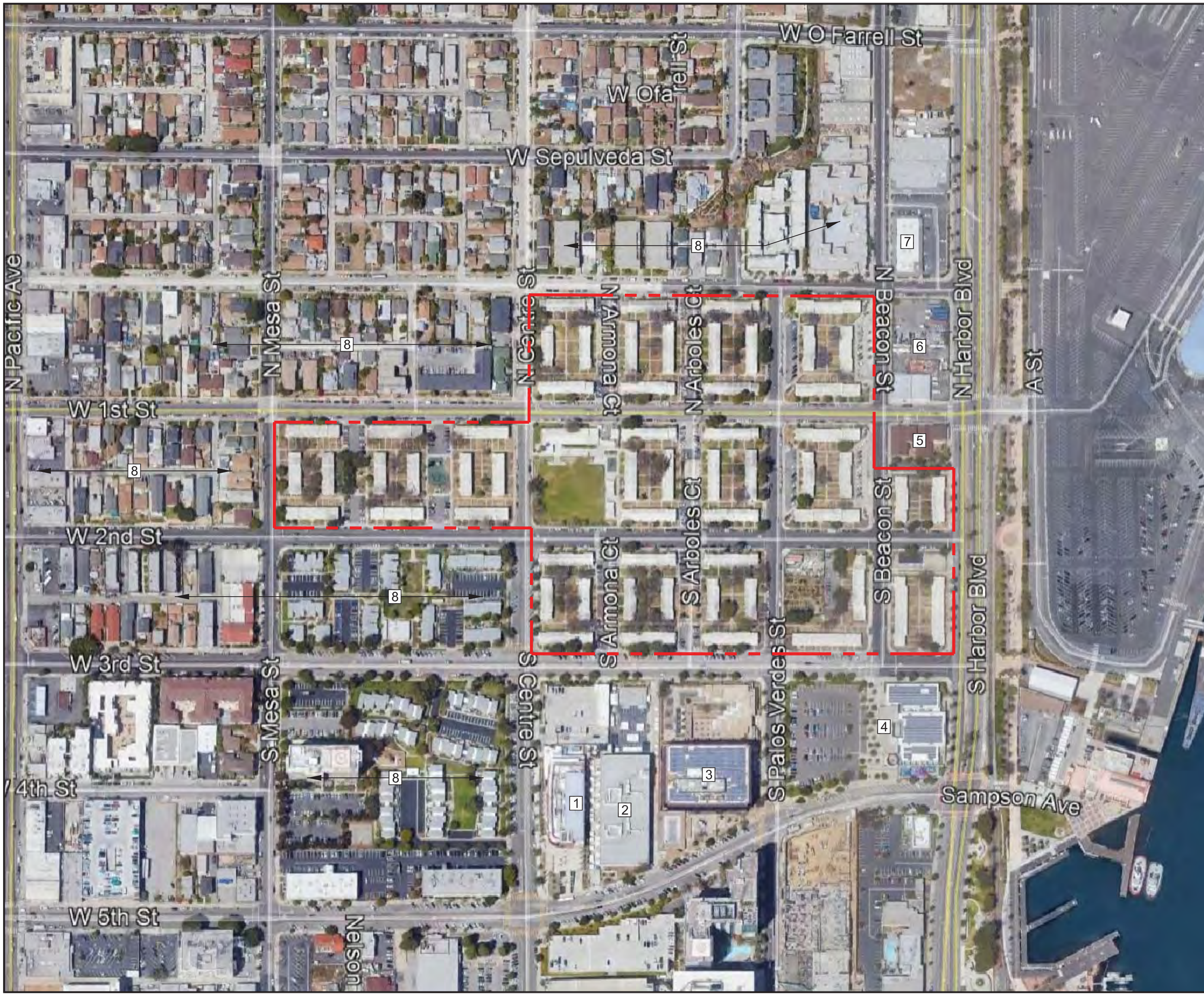
SITE LOCATION MAP

ONE SAN PEDRO DEVELOPMENT
SAN PEDRO, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
THE RICHMAN GROUP OF CLAIFORNIA	759-13	05/2019

FILE NAME:	
759-13-SL.DWG	**FIGURE 1**



LOCATION SITE	BUSINESS ADDRESS	DESCRIPTION
1	330 S. Centre Street	Port of L.A. Police Station
2	250 W. 5th Street	Port of L.A. High School
3	425 S. Palo Verde Street	Port of L.A. Administration Building
4	100 W. 5th Street	Port of L.A. Boys & Girls Club
5	101 S. Harbor Boulevard	Union Missionary Baptist Church
6	No Address	Storage Yard & Vacant Building
7	203 N. Harbor Boulevard	West Marine
8	Multiple Addresses	Residential Properties

SITE BOUNDARY

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from Google Earth Aerial Photo.

0 250 500

APPROXIMATE SCALE IN FEET

SITE VICINITY SKETCH

ONE SAN PEDRO DEVELOPMENT
SAN PEDRO, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
THE RICHMAN GROUP OF CLAIFORNIA	759-13	05/2019

FILE NAME:
759-13-VC.DWG

FIGURE 2

LEGEND

Location of Area of Concern

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from Google Earth Aerial Photo.

0 150 300

APPROXIMATE SCALE IN FEET

SITE SKETCH

ONE SAN PEDRO DEVELOPMENT
SAN PEDRO, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
THE RICHMAN GROUP OF CLAIFORNIA	759-13	05/2019

FILE NAME: 759-13-ST.DWG

FIGURE 3

Due to the size of Appendices A through E of the FREY Environmental Phase I Environmental Site Assessment Rancho San Pedro Housing report, they have not been included. All of the Appendices are available upon request.

APPENDIX D

One San Pedro LEED-ND Checklist

LEED v4 for Neighborhood Development Plan
Project Checklist

Project Name: **One San Pedro**
Date: 9/17/2019

Yes	?	No		Smart Location & Linkage	28
21	**4**	**3**		**Smart Location & Linkage**	**28**
Y			Prereq	Smart Location	Required
Y			Prereq	Imperiled Species and Ecological Communities	Required
Y			Prereq	Wetland and Water Body Conservation	Required
Y			Prereq	Agricultural Land Conservation	Required
Y			Prereq	Floodplain Avoidance	Required
10			Credit	Preferred Locations	10
	2		Credit	Brownfield Remediation	2
5	2		Credit	Access to Quality Transit	7
2			Credit	Bicycle Facilities	2
3			Credit	Housing and Jobs Proximity	3
		1	Credit	Steep Slope Protection	1
1			Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
		1	Credit	Restoration of Habitat or Wetlands and Water Bodies	1
		1	Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Yes	?	No		Neighborhood Pattern & Design	41
33	**7**	**1**		**Neighborhood Pattern & Design**	**41**
Y			Prereq	Walkable Streets	Required
Y			Prereq	Compact Development	Required
Y			Prereq	Connected and Open Community	Required
4	5		Credit	Walkable Streets	9
5		1	Credit	Compact Development	6
4			Credit	Mixed-Use Neighborhoods	4
7			Credit	Housing Types and Affordability	7
1			Credit	Reduced Parking Footprint	1
2			Credit	Connected and Open Community	2
1			Credit	Transit Facilities	1
	2		Credit	Transportation Demand Management	2
1			Credit	Access to Civic & Public Space	1
1			Credit	Access to Recreation Facilities	1
1			Credit	Visitability and Universal Design	1
2			Credit	Community Outreach and Involvement	2
1			Credit	Local Food Production	1
2			Credit	Tree-Lined and Shaded Streetscapes	2
1			Credit	Neighborhood Schools	1

Yes	?	No		Green Infrastructure & Buildings	31
13	**0**	**18**		**Green Infrastructure & Buildings**	**31**
Y			Prereq	Certified Green Building	Required
Y			Prereq	Minimum Building Energy Performance	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Construction Activity Pollution Prevention	Required
5			Credit	Certified Green Buildings	5
1		1	Credit	Optimize Building Energy Performance	2
		1	Credit	Indoor Water Use Reduction	1
1		1	Credit	Outdoor Water Use Reduction	2
		1	Credit	Building Reuse	1
		2	Credit	Historic Resource Preservation and Adaptive Reuse	2
1			Credit	Minimized Site Disturbance	1
		4	Credit	Rainwater Management	4
1			Credit	Heat Island Reduction	1
		1	Credit	Solar Orientation	1
2		1	Credit	Renewable Energy Production	3
		2	Credit	District Heating and Cooling	2
1			Credit	Infrastructure Energy Efficiency	1
		2	Credit	Wastewater Management	2
		1	Credit	Recycled and Reused Infrastructure	1
1			Credit	Solid Waste Management	1
		1	Credit	Light Pollution Reduction	1

Yes	?	No		Innovation & Design Process	6
2	**4**	**0**		**Innovation & Design Process**	**6**
1			Credit	LEED Accredited Professional	1
	1		Credit	Innovation -	1
	1		Credit	Innovation -	1
1			Credit	Pilot -	1
	1		Credit	Exemplary Performance	1
	1		Credit	Exemplary Performance	1

Yes	?	No		Regional Priority Credits	4
4	**0**	**0**		**Regional Priority Credits**	**4**
1			Credit	Regional Priority Credit: Region Defined - Outdoor Water Use Reduction	1
1			Credit	Regional Priority Credit: Region Defined - Mixed Use Neighborhood Cent	1
1			Credit	Regional Priority Credit: Region Defined - Housing Types and Affordability	1
1			Credit	Regional Priority Credit: Region Defined - Housing and Jobs Proximity	1