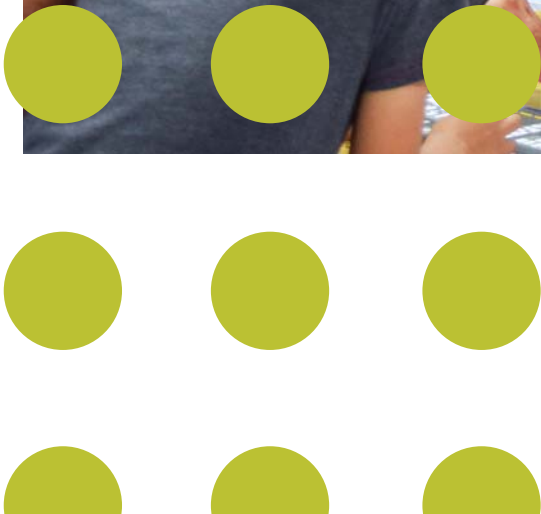


One San Pedro 2020 Annual Report



vision statement

ONE SAN PEDRO will thrive as a revitalized, mixed-income community that builds on its existing assets and creates new, high quality housing options. Adjacent to the waterfront and downtown.

ONE SAN PEDRO will be a model for other revitalization efforts, with neighborhood serving retail and community and economic activity. It will be a safe neighborhood with new parks and recreational opportunities, walking and biking streets, and a variety of housing and supportive service options.

ONE SAN PEDRO will be a community that families are proud to call home.

Dear Community,

The year 2020 has been a year like no other. Marked by an unprecedented pandemic, it has affected every business, family, and individual, and yet, change and progress continue. While the One San Pedro Alliance has had to move much of its work online this last year, we have continued to develop our network, while working directly with residents of Rancho San Pedro and moving the redevelopment project forward. As we begin a new year, it is an exciting time for all of those involved, and we are eager to continue with both the project and fostering strong relationships among our members and with the larger community.

As an affiliation of more than 20 organizations and government agencies, the One San Pedro Alliance has a vested interest in improving the quality of life for residents of Rancho San Pedro and beyond. This past year, HUD approved the Transformation Plan, jointly developed by residents and agencies. In addition, the development team started the Environmental Impact Review process for the Rancho. These two milestones cannot be overstated. Having served in other urban contexts as an Episcopal priest for 30 years, pastor of St. Peter's Episcopal Church in San Pedro for ten years, and founding member of the San Pedro Faith Consortium, I appreciate how important and difficult it can be to bring so many voices to a project of this magnitude. In my experience, some voices impacted by the change are often louder than others, and some voices remain unheard. From the beginning, it has been the Alliance's goal to ensure all voices are heard and the community has inclusive participation as it relates to the revitalization of Rancho San Pedro, and it is working!

For 2021 and beyond, the One San Pedro Alliance is committed to both residents and community leaders in working to express local and larger goals and be both a part of the envisioning and implementation of this plan, as well as helping all involved to continue to have a voice as this redevelopment unfolds. As a co-chair the One San Pedro Alliance, I am proud to have had even a small role in helping facilitate this transformation. The new development will be a positive improvement for both the residents and the community at large.

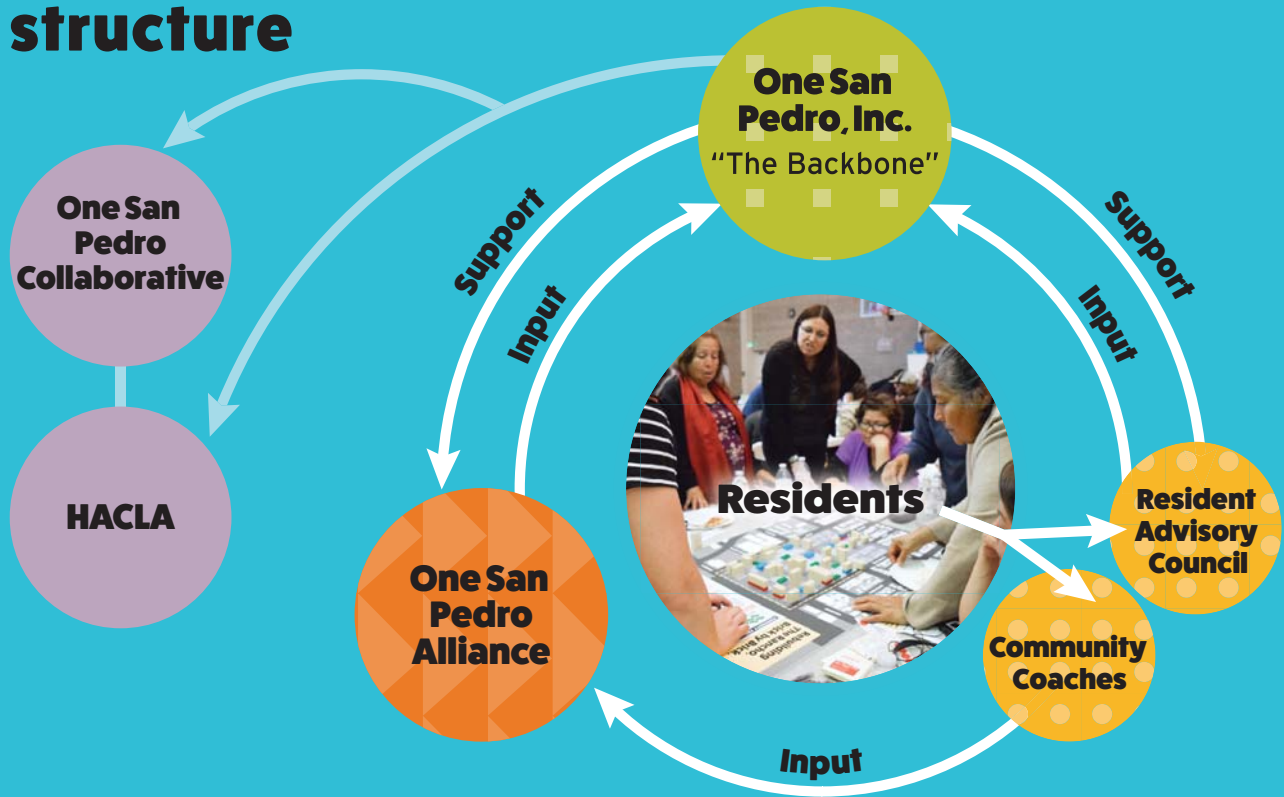
As a San Pedro-based organization, the One San Pedro Alliance is committed to building a better San Pedro.

Sincerely,



The Rev. Jeanette M. Repp
Co-Chair, One San Pedro Alliance

one san pedro visual structure



One San Pedro, Inc. (“OSPI”) is the contemplated 501(c)3 backbone organization for the larger One San Pedro initiative. As backbone, OSPI is charged with guiding the One San Pedro vision and strategy, supporting aligned activities, establishing shared measurement practices, building public will, advancing policy, mobilizing resources, convening and supporting the Alliance, promoting community engagement, serving as a fundraising magnet, and overseeing resident services.

One San Pedro Alliance (“Alliance”) is an affiliation of organizations and government agencies that have a vested interest in improving select, community-level outcomes for residents of Rancho San Pedro and beyond.

Resident Advisory Council (“RAC”) is a resident elected body under HACLA Community Coaches resident outreach and leadership group to support development.

Community Coaches are RSP residents who are trained and supported to be ambassadors for the planning and redevelopment effort.

Rancho San Pedro (“RSP”) the 21-acre public housing site that will undergo a community development revitalization. OSP serves the current RSP resident population and will continue to foster community development and engagement.

One San Pedro Collaborative is the joint venture development vehicle for The Richman Group, National CORE, and Century Housing.

Housing Authority of Los Angeles, HACLA is committed to preserving, enhancing, and expanding deeply affordable housing and improving the quality of life for Angelenos.

one san pedro highlights

By centering the vision of Rancho San Pedro on the voice of Rancho San Pedro residents during this process, One San Pedro has committed to not only revitalize a community that has experienced years of disinvestment but transforms the fabric of housing for future generations.

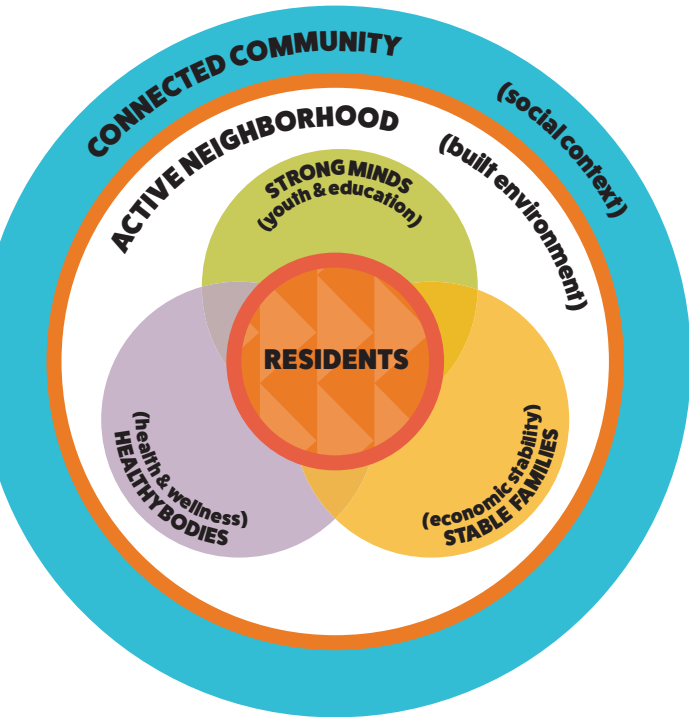
Development Update

Despite the challenges of 2020, many milestones were reached. In March HUD approved the One San Pedro Transformation Plan, a 144-page document that details the hope, vision, and desire of the community to transform the 21-acre public housing site at Rancho San Pedro and the surrounding Barton Hill neighborhood. The approval of the Transformational Plan represents the culmination of a two-year effort that involved community members, non-profit partners, developers, the Housing Authority, the business community, and city representatives.



The Transformation Plan documents the shared vision that was cultivated by Rancho San Pedro residents and the local community. This vision highlights five areas of transformation: Strong Minds, Healthy Bodies, Stable Families, Active Neighborhood, and Connected Community. These areas center the people and lived experience of our current and future residents. Community outreach was conducted using backyard briefings, an approach developed by HACLA to reach the most isolated members of the community. These backyard briefings were outdoor convenings that decreased barriers for residents to allow for equitable engagement.

By centering the vision of Rancho San Pedro on the voice of Rancho San Pedro residents during this process, One San Pedro has committed to not only revitalize a community that has experienced years of disinvestment but transforms the fabric of housing for future generations. In addition, the One San Pedro Collaborative completed the initial stage of its engagement with HACLA in April. From there the team's focus has shifted to preparing for the entitlements and environmental process which will accelerate in 2021.



Early Action Activities With over 1,390 units proposed of rental and homeownership opportunities across all affordability levels, One San Pedro is an enormous and long-term endeavor. Given the size and scope of the project the Housing Authority for the City of Los Angeles (HACLA) engaged HUD to implement what are called “Early Action Activities.” Funded by the HUD Choice Neighborhoods Planning Grant, these activities are designed to inspire early wins and real benefits for the community while the project concludes pre-development work. After a lengthy community selection process the Community Advisory Committee settled on two projects for consideration to HUD: a parklet on Harbor Boulevard and enhanced lighting project. After feedback from HUD the parklet on Harbor Boulevard was the selected project to move forward. Currently, HACLA is in discussion with the Port of Los Angeles to determine project feasibility and design.





OSP Alliance The One San Pedro Alliance is an affiliation of organizations and government agencies that have a vested interest in improving select, community-level outcomes for residents of Rancho San Pedro and beyond. The member organizations represent various sectors and industries dedicated to bettering San Pedro. Each member is committed to providing resources and/or services for the benefit of Rancho San Pedro residents in pursuit of shared outcomes that may include improved health and wellness, increased independence, and increased economic mobility among others.

In 2020, during the COVID-19 pandemic, many of the Alliance member organizations were faced with immediate challenges to adjust their approach to service provision. Members shifted their focus and many were directly involved in community-wide relief efforts. The OSP Alliance continued to meet monthly and as the months went on the need to provide a consistent network of support for organizations providing essential services was critical to the collective impact of One San Pedro. Alliance members recognized the value of the monthly meetings and the relationships they were building. Towards the end of the year members engaged in honest dialogue and reflection about leadership, outreach, and communication.

Each member is committed to providing resources and/or services for the benefit of Rancho San Pedro residents.

Highlight Successful Partnership The Pacific Gateway Worksource center helps their clients reach their employment goals. During the current COVID-19 pandemic, the center never closed its doors.

The Pacific Gateway Worksource center received Los Angeles Community Care Corp Program funds in November of 2020 to disperse by end of December 31, 2020. With the short turn around Carla Anguiano, Center Manager, shared the resource with the OSP Alliance and members were able to provide direct referrals. The center was able to enroll 41 individuals and 38 participated in work experience. The 38 individuals who participated in the work experience program were placed at local partner organizations: Toberman Neighborhood Center, SBCC, U.S.VETS Bridge Home in Wilmington, Sun Rise Hotel with Project Room Key. The network of support provided by the OSP Alliance allowed our most vulnerable community members access to this much needed resource during the high of the pandemic.



Community Building at Rancho San Pedro 2020 brought about many changes, obstacles, and isolation. Emotions were heavy on a personal and community level as the pandemic tore through many communities. Rancho San Pedro demonstrated remarkable levels of resilience as residents responded to the crisis by working alongside community partners. Once the “Stay at Home” order was in place, coordinated efforts worked to provide meals to families and seniors. The food distribution was operated by resident volunteers from the Resident Advisory Council (RAC) in partnership with HACLA, the development team, the Port of Los Angeles Boys and Girls Club and Councilman Buscaino.



A Community resource guide was published to provide accurate information for community members.

2020 community development milestones



With schools going online to telehealth calls, access to a computer or a smart device became necessary. HACLA responded by upgrading the onsite computer lab. The computer lab provides a space for residents to stay connected. With the computer lab up and running, Los Angeles Harbor College Adult School enrolled residents in classes they've requested such as ESL.

Masters in Social Work interns from CSU Long Beach and CSU Dominguez Hills were instrumental in researching local organizations and assisting with the publication of a resident resource guide. Interns have interacted with residents in small groups and individually to assess needs and coordinate activities.

In the fall of 2020, interns planned, coordinated, and facilitated a "Meet and Treat" event where Rancho San Pedro residents learned about local community resources and gave their feedback on current communication strategies. The work of students plays an important role in community building. Students can gain a deeper understanding of community development while supporting broader organizational goals.



Our continuous grassroots efforts are to establish a positive relationship with the community and provide real-time information of resources and events happening in the community with the purpose of building the communities capacity with an emphasis in COVID friendly options.



LAPD Ice Cream Giveaway



Thanksgiving Giveaway

July

August

September

October

November

December

LAPD Grab n Go BBQ



Envoy EV cars at RSP



Halloween Outreach



Public Safety Meeting with LAPD



thank you One San Pedro's approach to community development is asset based. Throughout 2020, OSP continued to make strides to build relationships and increase visibility throughout San Pedro by participating in monthly neighborhood council meetings, LAPD Community Advisory meetings, and other local convenings. We are committed to building a connected community and linking residents to critical services throughout San Pedro. As One San Pedro moves along with the development process, residents and community members remain central to our work. One San Pedro will take shape in a few years once construction begins on phase one. Until then, we look forward to implementing activities, programs, and resources with our partners.

**WELLS
FARGO**

A special thanks to Wells Fargo for their continued financial support.



Thank you to HUD for supporting our efforts through the Choice Neighborhood Planning Grant.



welcome

Patricia Valladolid Director of Community Development, OSP

Ms. Valladolid became Director of Community Development for OSP in the summer of 2020, tasked with leading the implementation of the 15-year OSP Transformational Plan that will bring 1,500 new housing units along with community amenities to the public housing site formerly known as Rancho San Pedro. Ms. Valladolid will help activate the new OSP office in downtown San Pedro and will foster the OSP Alliance, including residents of Rancho San Pedro, residents of the greater San Pedro area, nonprofit partners, HACLA, the business community, elected officials, and other stakeholders. Since July, she has led multiple collaborative efforts in coordinating the delivery of onsite resources and information. She looks forward to continue to strengthen the relationships of all stakeholders as the transformation takes shape.

learn. connect. share.

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In partnership with the Housing Authority of the City of Los Angeles