

Frequently Asked Questions about One San Pedro

General

Who is the One San Pedro Collaborative? (and how were they selected?)

In 2017 HACLA published an RFP seeking a master developer to partner with to effectuate the redevelopment of RSP. Building on decades of relationships, the Richman Group, National CORE, and Century Housing partnered to create the One San Pedro Collaborative and tender a response to the City. In 2018, following a two-stage selection process that included an interview with the community, the One San Pedro Collaborative was awarded the project by HACLA.

The One San Pedro Collaborative is a partnership of three separate housing development companies: The Richman Group, National CORE, and Century Housing Corporation for the sole purpose of working with the Housing Authority of the City of Los Angeles on the potential redevelopment of Rancho San Pedro, a 478-unit public housing site.

What is HACLA's role?

HACLA is the the owner and manager of the 478-unit, 21-acre Ranch San Pedro ("RSP") public housing community. In this ownership role, HACLA is a central partner on the development, community engagement, and overall planning of One San Pedro.

Who is the Alliance?

The One San Pedro Alliance is an affiliation of organizations and government agencies that have a vested interest in improving community outcomes for residents of San Pedro. The Alliance has been convened by the One San Pedro Collaborative, in furtherance of its community development objectives to have a positive impact on the lives of Rancho San Pedro residents and the broader San Pedro community.

Who is One San Pedro, Inc.?

One San Pedro Inc. is a to-be-formed 501(c)3 nonprofit organization that is the contemplated "backbone organization" for the larger One San Pedro initiative. The concept of a backbone organization is one of the key conditions of the Collective Impact model. More can be learned about collective impact here: <http://www.collectiveimpact.org/>

I'm interested in getting involved, how can I do so?

Continue to visit our website at www.onesanpedro.org for updates and follow us on social media to learn more about us and ways to get involved.

- Local Office: 479 West 6th Street, San Pedro, CA 90731
 - Office hours are Monday-Wednesday 10:00am-3:00pm by appointment
- Website: www.onesanpedro.org
- Instagram: [ospionesanpedro](https://www.instagram.com/ospionesanpedro)
- Twitter: [@onesanpedro](https://twitter.com/onesanpedro)

You can also reach out to the One San Pedro Collaborative's Director of Community Development via email at pvalladolid@century.org.

Timing

When will the project break ground?

Pursuant to the completion of our entitlement and environmental process, we anticipate to break ground on phase one as early as 2024. This is subject to change.

What is the total timeframe of the project?

We are proposing a phased construction approach with potentially up to ten or more phases to develop approximately 17 separate projects. Pursuant to the conclusion of our environmental and entitlement processing with the City of Los Angeles, construction could begin as early as 2024 and last up to 15 or more years.

How much time between the build out if each phase?

The goal is to develop as expediently as possible. Each project takes between 15-24 months to construct. Projects can begin when each project has all the funding and entitlements it needs and the land is cleared and available to build on. Our plan is focused on minimal off-site relocation so phasing will be based on our ability to provide sufficient replacement housing as we build out the project.

There's been a lot of planning! What is taking so long? What can we expect in 2021?

The One San Pedro project is a massive redevelopment project. This type of project entails many moving parts and public processes. It is our commitment to current RSP residents and the San Pedro community to ensure the integrity of the plan and transparency throughout the process. In 2021, we will continue our work to develop a Specific Plan for the City to adopt and to analyze the environmental impact of the proposed project. It is not uncommon for Specific Plans and environmental review to take two years to complete. In the meantime, we have some exciting work with a physical improvement project on Harbor Boulevard as an Early Action Activity; and the One San Pedro team is in the process of working on a few grants to support public safety, youth development, and communication.

Development Program

Who owns the land?

The current and future land owner is the Housing Authority of Los Angeles.

What is the history of Rancho San Pedro?

In 1942 the first phase of Rancho San Pedro housing development was constructed as Department of Defense Housing and consisted of 284 units. The site housed shipyard workers on 12.5 acres of land. In 1952, after WWII, Rancho San Pedro was converted to Public Housing and a second phase was added to expand the community to its present size of 478 units across 21-acres. Rancho San Pedro has not undergone any major redevelopment since this time.

How will this contribute to the local economy? How is this connected to other development efforts in the area?

The redevelopment of RSP will make significant contributions to the local economy and will generate new jobs, both construction and permanent. New residents in San Pedro are expected to spend their money locally, helping to support existing local businesses and business expansion. The

development of new housing and commercial space will result in fees and taxes paid to the City and County. Using a model published by the National Multifamily Housing Council and the National Apartment Association coupled with our own internal modeling, we estimate more than \$500 million in real estate development activity (expressed in today's dollars). Beyond that and upon full build out, we estimate more than \$170 million of resident spending and more than \$28.5 million of incremental tax revenue.

How has the community been involved in the design?

One San Pedro and HACLA are committed to community engagement. The current residents and local San Pedro community have participated in many workshops where they have been able to inform the design and planning process. More public meetings and engagements are expected to take place as we develop the Specific Plan and each project is designed in more detail.

Will this help to reduce homelessness?

Our plan will replace the current 478 public housing units and will introduce other housing opportunities to the community resulting in approximately 1,390 multi-family residential units (mix of affordable and market-rate units, including rental and homes for purchase). This increase in affordable housing is expected to help reduce homelessness and keep households from falling into homelessness.

How are residents selected? What type of outreach will there be for the market rate units? How do I get on a list?

Consistent with federal and local requirements, existing RSP residents will enjoy a right to occupy future housing within One San Pedro. Replacement units will be made available to existing residents. New affordable units will either draw from existing wait list for Section 8 or public housing. Other affordable & market will create new wait lists (advertise locally). **How much commercial space are you proposing?**

We are proposing approximately 49,000 square feet of commercial/ retail space sprinkled throughout various ground floor spaces.

What types of businesses will rent the commercial space?

We anticipate a series of neighborhood-serving businesses that could include a local market, pharmacy, laundromat, hair salon, etc.

Where will the commercial spaces be located?

Commercial spaces are proposed along Harbor Boulevard and along Palos Verdes adjacent to the linear park that will be developed

How many new jobs with the project create?

Using a model published by the National Multifamily Housing Council and the National Apartment Association, we estimate that the project will generate more than 2,400 jobs, including more than 1,600 construction jobs.

Will parking be centrally located or scattered?

Each building will contain its own parking garage with an average of approximately 1.0 structured parking spaces per unit (averaged across unit types). In addition, street parking will be available.

What types of amenities will be offered?

Based on community input, One San Pedro will offer many types of Open Space and Amenities including a 2.0-acre liner park along Palos Verdes Avenue, a 1.5-acre Youth Sports Center, a 1.0 acre Harbor Plaza, 3 community gardens, a stairway park, a pedestrian promenade, and a 0.5 mile jogging trail.

Will the park be open to the broader community?

The linear park, pedestrian promenade, jogging trail and Harbor Plaza will be open to the community.

How many total units will be built?

We are proposing up to 1,390 multi-family residential units.

How many square feet of green open space will the project have?

The project will contain multiple acres of open green space. See list of amenities above. In addition, building amenities will include private and semi-private open space.

What types of infrastructure improvement are being proposed for the to the Barton Hill community?

Supporting the redevelopment program on-site at Rancho, a cohesive program of neighborhood improvements are designed to connect One San Pedro to the larger community. Examples of these improvements include: yellow crosswalks and creative kid-friendly crosswalks, traffic calming and slow/school zone signs. In addition, it is anticipated that certain improvements to electrical, natural gas, stormwater and sewer systems will need to be made.

Early Action Activity Project

What is an early action activity project?

HACLA was awarded a Choice Neighborhood Program grant for the One San Pedro planning period. A goal of the program is to support awarded communities to identify a feasible physical improvement defined as “Doing While Planning”. This early physical improvement, or early action activity allows the community to build momentum prior to the start of the proposed development work.

What early action activity project are you proposing?

HACLA and One San Pedro facilitated a four-step community engagement process to identify a project: Step 1. Open Call for Ideas, Step 2. Community Vote, Step 3. Selection Panel Review, Step 4. Idea Refinement and Submittal. As a result of this process residents of Rancho San Pedro and other stakeholders selected a parklet on Harbor Boulevard as the early action activity.

Relocation

Will existing residents be displaced?

Our commitment is to the current residents. All 478 units will have the right to a new unit.

Where will current residents go during constructions?

Our goal is to decrease the impact of relocation on the community, but some relocation will be necessary. Residents who have to be relocated before a new unit is ready for them to occupy will be given the choice to be relocated locally offsite, to another public housing site, or another location of their choice outside San Pedro. If vacant units are available some residents can be relocated on site to another public housing unit at Rancho San Pedro. HACLA has hired a relocation consultant to interview all 478 families and create a relocation plan.

How long will residents be relocated?

If a household has to be relocated prior to a new unit being ready for them, their relocation will last between 1 years and 2.5 years.

Will residents be located in San Pedro?

Yes. If a resident wishes to remain in San Pedro during their relocation period, we will work with them to find a local unit.

Funding

Who is funding the project?

Numerous funding sources will be utilized.No funding has been committed yet but we anticipate competing for City, County, State and Federal resources coupled with significant private capital.