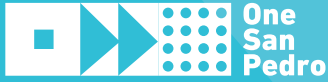




# One San Pedro 2021

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.**

**One  
San  
Pedro  
2021**  
Annual Report



April 2022

Dear Community,

We began 2021 filled with hope that we would be back to “normal.” With the vaccine soon to be available, our work in community development was going to accelerate. However, 2021 did not give us the normal we had hoped for. After a year without in-person contact, we knew it was necessary to re-engage with the residents of Rancho San Pedro.

2021 allowed us the time to be in the community and pick up where we left off in 2019. With the support of our partners, HACLA and the One San Pedro team facilitated four Backyard Briefings bringing together over 200 residents. We took each meeting as an opportunity to listen, learn, and reflect. Although, the normal we had envisioned for 2021 was not the reality we remained committed to the work, our partners, and the community of San Pedro.

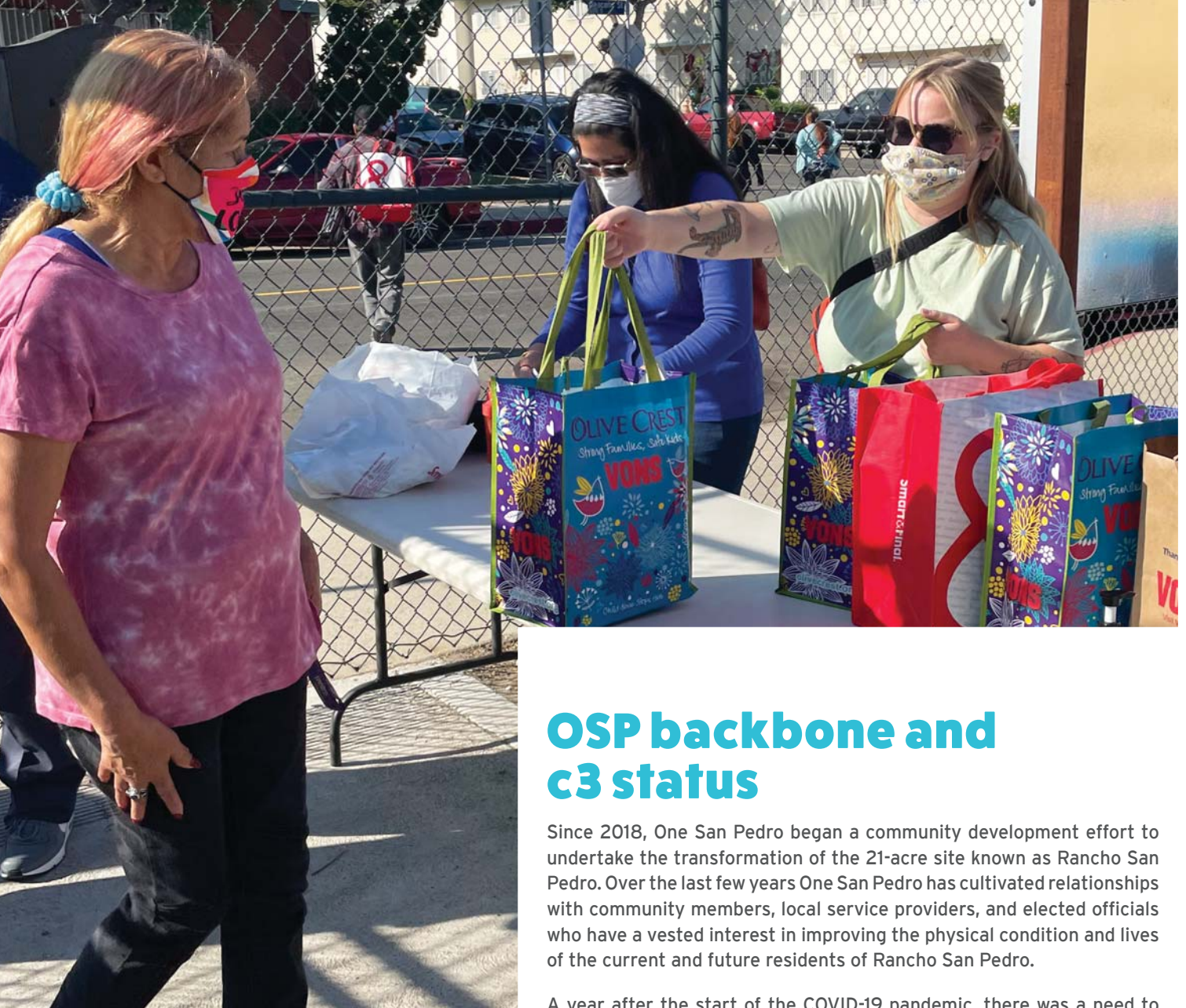
In 2021, we partnered with Los Angeles Public Library to provide free Wi-Fi, and HACLA distributed Wi-Fi hotspot devices. We continued to hold Zoom meetings, and the Rancho San Pedro Resident Advisory Council (RAC) organized a Fall Resource Fair. We ended 2021 with recognition from our local elected’s for our efforts throughout the COVID-19 pandemic. One San Pedro continues to be an example of comprehensive community development and I am honored to be a part of the team and community.

Warm regards,

A handwritten signature in black ink, appearing to read "P. Valladolid".

**Patricia Valladolid**

*Director, Community Development  
One San Pedro*



**We ended 2021 by submitting documents to establish a 501(c)3 nonprofit organization which will serve as a backbone organization for the "collective impact" transformation effort.**

## OSP backbone and c3 status

Since 2018, One San Pedro began a community development effort to undertake the transformation of the 21-acre site known as Rancho San Pedro. Over the last few years One San Pedro has cultivated relationships with community members, local service providers, and elected officials who have a vested interest in improving the physical condition and lives of the current and future residents of Rancho San Pedro.

A year after the start of the COVID-19 pandemic, there was a need to re-engage Rancho San Pedro Residents. Using a HACLA community engagement strategy, we participated in a series of Backyard Briefings. This type of engagement meets residents where they are, in a quite literal way, convening in the courtyards and front yards of their homes. We reached 214 residents and collected 157 surveys. Our team had the opportunity to learn more about what current residents want to see, feel, and have in their new community.

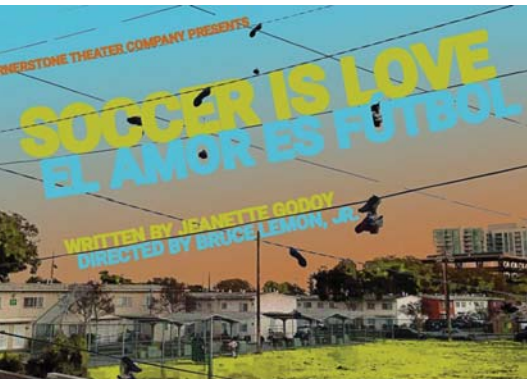
In November, we held a collaborative retreat with HACLA where we participated in thoughtful exercises to gain a better understanding of what we have accomplished, where we are, and what is to come. Our team understands the unique opportunity the project holds, but we also understand we have a responsibility to the current residents and the San Pedro community. We continue to be informed by Our Guiding Principles as we move the project forward. We ended 2021 by submitting documents to establish a 501(c)3 nonprofit organization which will serve as a backbone organization for the "collective impact" transformation effort. We look forward to gaining non-profit status in 2022.

# community development

## Development Corner

This year marked the start of the Environmental Review process; three virtual scoping meetings were held. At present, the development team is processing entitlements and environmental clearances through the City of Los Angeles. The Specific Plan and EIR/EIS are anticipated to be released for public review in the Summer of 2022. We are hoping to conclude this environmental and entitlement process by late Summer of 2023 at which point we can begin applying for the critical financing necessary for our first “on site” phase.

Separately, the development team is working on an “offsite” opportunity that would help to accelerate the overall construction schedule. More information on this opportunity will be made available soon!



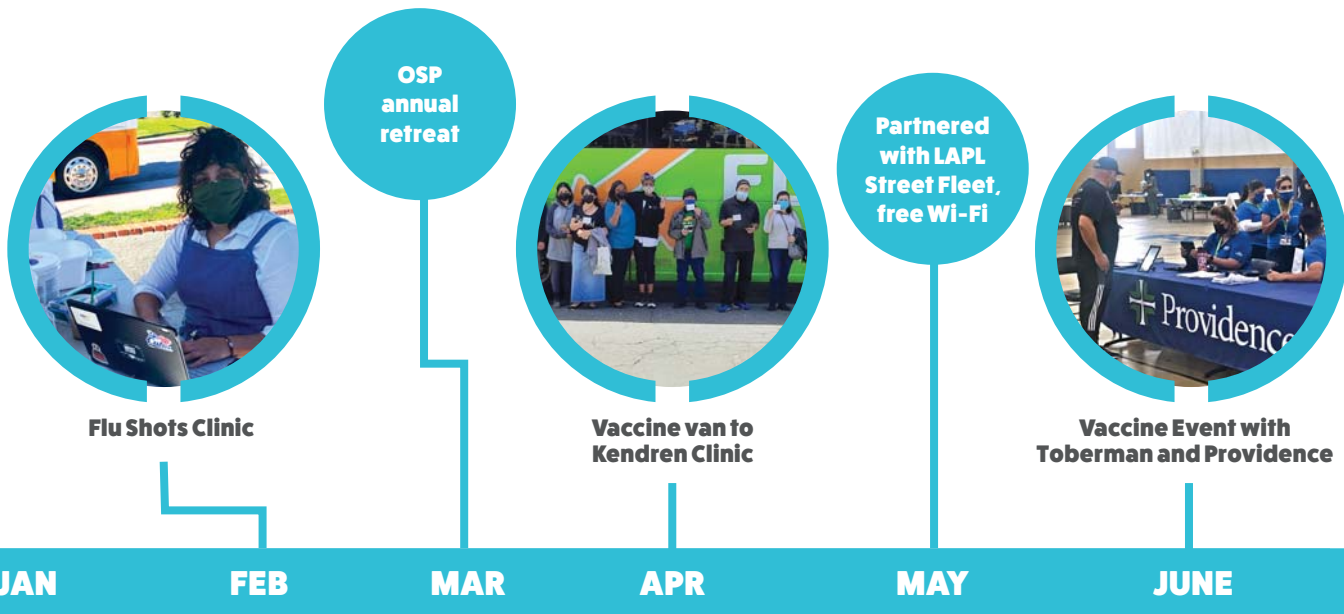
## Cornerstone Theater Company

Cornerstone Theater is working with community members of Rancho San Pedro and across San Pedro to explore residents’ experiences with changes in the neighborhood. In 2021, they initiated a community engagement. The following key questions helped shaped conversations in that process.

- What are the stories of the people who live there and what are their dreams for the future of the community?
- What change would you like to see and what should be kept?
- What are the intersections of the past, present and future?

In partnership and with support from One San Pedro, Cornerstone is working toward a San Pedro community play. Cornerstone became interested in our project early and was excited to take on a unique approach to community engagement. They will focus on a collaborative theater project and maybe provide a helpful process for residents to reflect on their community.

# 2021 community development milestones



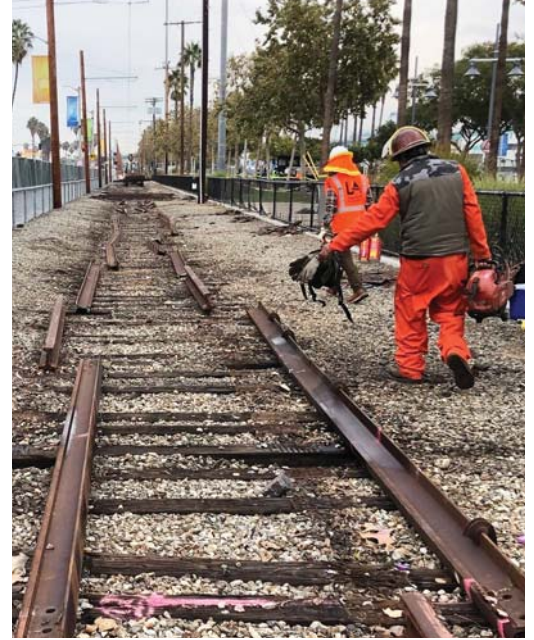


### HACLA – Early Action Activity Update

Funded by HUD’s CNI early action activity grant coupled with Port resources, One San Pedro is planning to develop a small parklet at the foot of Rancho San Pedro. The project site is located on the east of Harbor Boulevard between 1st Street and 3rd Street. The existing Harbor Boulevard Parkway Promenade is a multi-use Parkway that runs east of and parallel to Harbor Boulevard, from Swinford Street to 5th Street in San Pedro.

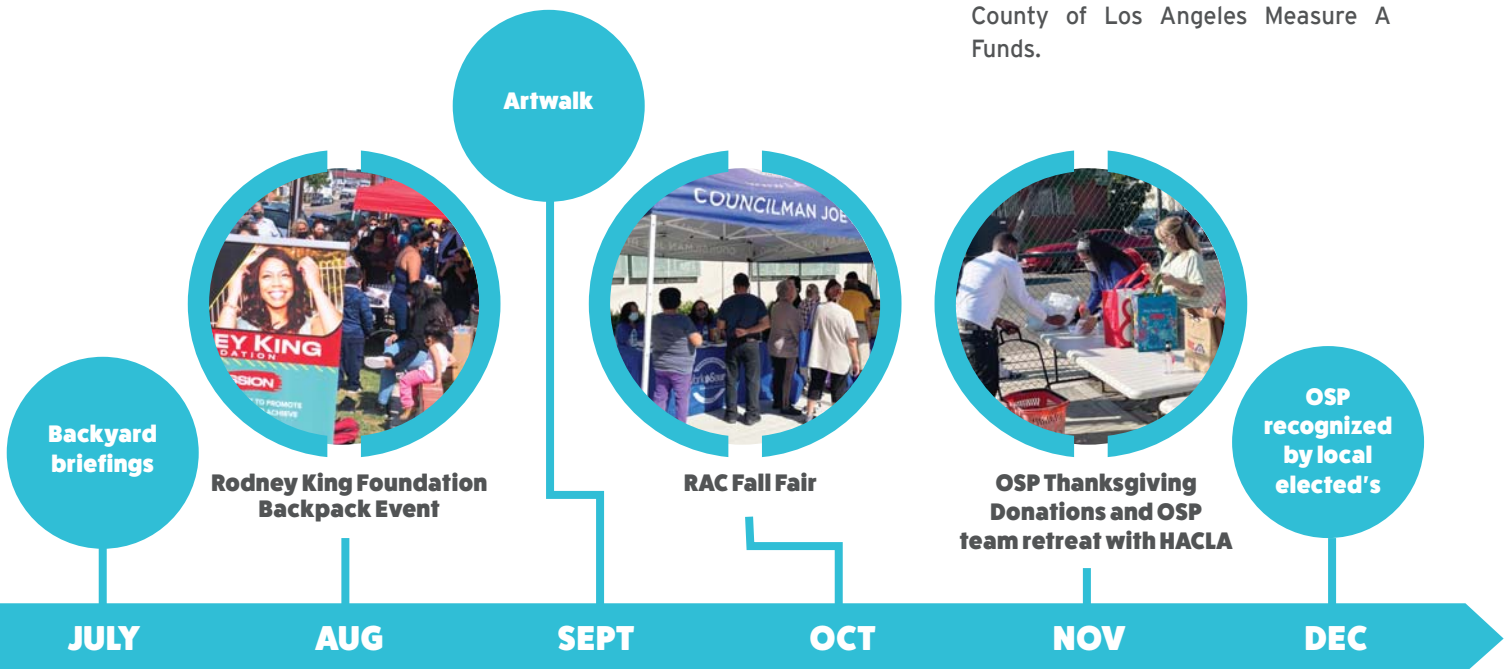
The new design concept features seamless integration between the existing promenade and the new outdoor space, expansion of existing active and passive recreational opportunities, and use of native landscaping to complement ongoing beautification of the waterfront.

This project has been developed primarily through a partnership with the Port of Los Angeles and HACLA. HACLA engaged landscape design team Studio-MLA to design the parkway improvements; and engaged an Environmental Consulting firm Ultrasonics to assist with NEPA review of the project.



### 2021 Early Action Activity Timeline

- April 2021: Since the Action Activity was finalized, HACLA team has worked with the Port of Los Angeles to finalize and execute a Memorandum of Understanding (MOU).
- May 2021: HACLA submitted request to HUD for an extension to its Action Activities Completion due date under its FY 2017 Choice Neighborhoods Planning Grant.
- Summer 2021: Various concepts of play and exercise elements, community spaces, art and cultural representations, and safety and security features were presented to the community to receive feedback on the popular concepts.
- October 2021: HACLA applied to County of Los Angeles Measure A Funds.



# OSP alliance q & a with partners



The One San Pedro Alliance held monthly meetings via zoom. Each month the group discussed various topics and shared ideas and strategies. 2021 continued to be challenging with remote work environments, zoom meetings, and online programming. To keep up, we initiated the use of Basecamp, a team-based platform. Basecamp has allowed our alliance members to stay connected and share resources seamlessly in real time. Nonetheless, the OSP Alliance continued to find ways to increase community participation and address challenges such as access to vaccines, digital divide, and food security. The OSP Alliance offers a distinct platform for our partners to learn, share, and stay connected. Read more about what our members have to say...

**When you think of One San Pedro, what comes to mind?**

I see a collaboration of providers and residents come together to build a community that is inclusive and equitable.  
—Shari Weaver, SPAB Director Coordinated Entry System, Harbor Interfaith Services

**How has your experience been with participating in the OSP Alliance?**

This partnership has been the epitome of what community-based partnerships really look like, truly working together to benefit the residents of the communities we serve. I am so honored to be a part of this incredible partnership that is the OSP Alliance.  
—Carla Anguiano, Harbor Gateway WorkSource Center

**What do you look forward to, with your involvement in the OSP Alliance?**

Helping the residents with the ongoing transition of their community as the redevelopment continues.  
—Pastor Repp, St. Peters Episcopal Parish

**What has been an unexpected benefit for your organization being involved with OSP Alliance?**

An unexpected benefit is the collaboration among local agencies and with residents. The collaborative structures allows deep engagement and removes an divisions among social service providers. A great non-hierarchical model.  
—Various members of OSP Alliance





"My son needed the COVID-19 vaccine and we could not find any locations. Thanks to the RAC Fall Health Fair, in November, my son was able to receive the booster."  
 –Cristina, resident

## we hear you



"The COVID-19 Vaccine event with bus transportation was great. The providers were very nice and welcoming."  
 –Gloria Lorenzana, resident

**When residents said,**  
 "We want to be a part of One San Pedro."

**OSP responded by**  
 including replacement homes in nearly every building.

**When residents said,**  
 "This should be a safe place for children to play and learn."

**OSP responded by**  
 adding 5 acres of new public open space.

**When residents said,**  
 "Where does the new RAC office, social hall, and management office go?"

**OSP responded by**  
 replacing all current Rancho amenities and services in Phase 1+2.

**When residents said,**  
 "There is not enough secure parking."

**OSP responded by**  
 adding more parking in secured garages under the buildings.



"I attended the Backyard Briefings and I like the 'think before you do' approach of the OSP team."  
 –Kashai Golliday, resident



"I received a Thanksgiving food bag and grocery gift card, this was a great help so my family could make a Thanksgiving dinner."  
 –Guadalupe Vargas, resident



"Me and my five kids went to the Rodney King Backpack event and I like the event because they gave us backpacks and shoes to return to school. Thank you for the donation."  
 –Marta Guadalupe Lopez, resident



Our work in San Pedro began in 2018, where we held numerous community meetings, initiated a community survey, engaged in asset mapping and listened to resident concerns. Our commitment to the residents of Rancho San Pedro and the San Pedro community is relevant in our approach. 2021 was a year of re-engaging, re-connecting, re-assuring, and re-stating our initial commitments. We would like to acknowledge all of our partners, community members and other stakeholders for your continued support. We, the OSP Team, will continue to be led by our Guiding Principles.



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.

**learn. connect. share.**

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