



# One San Pedro 2022

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.**

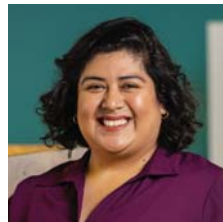
**One  
San  
Pedro  
2022**  
Annual Report



Dear Community,

At the closing of each year I allow myself space to reflect. This moment of reflection provides me with the time and space to review the year. As I make mental notes of milestones, challenges, and missed opportunities I also think of the many ways we often miss the small things or the things we cannot see. As a houser and community development professional it is so easy to be overwhelmed with the idea of lack. The lack of funding, the lack of feasible projects, the lack of support. At the close of 2022, I am committed to hope. I am choosing to look beyond and into hope. Our vision for One San Pedro was built out of hope. The hope Rancho San Pedro residents have, the hope government officials uplifted, the hope community members embraced. This hope is what remains consistent. 2022 was a year of critical strides towards our vision. One San Pedro demonstrates the ways hope places community members, organizations, government officials in alignment working in partnership despite the lack. The pages of this annual report make hope visible.

With hope,



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

**Patricia Valladolid**  
*Director, Community Development,  
One San Pedro*  
April 2023



# Collective Impact

## Advocacy

In 2022, the One San Pedro (OSP) team worked on a state budget ask to accelerate the funding on critical project needs. We took our ask on the road and visited Sacramento to meet with key representatives. Once back, we began a Los Angeles State Caucus tour where we briefed more than twenty Los Angeles area State Assembly and State Senate members.

## Funding

### Dignity Health Invests in the Future of San Pedro

National CORE received a \$10 million funding award from Dignity Health to further the development of One San Pedro in partnership with the Housing Authority of the City of Los Angeles (HACLA), Century Housing Corporation and The Richman Group. The funding will support future construction of Rancho San Pedro. With this funding, we are sure to develop a community that supports and empowers residents to be mentally, physically and emotionally healthy. Everyone deserves to have a home and live in a neighborhood where they feel welcome and cared for.

### One Urban Strategies Cohort

One San Pedro submitted a competitive application and was selected to participate in a 12-month technical assistance cohort facilitated by Urban Strategies Inc. The program is designed to provide Choice Neighborhood Planning grant awardees with peer support and one-on-one coaching that will guide teams towards implementing activities in their target communities. Our team understands that there are significant barriers to community-centered development. Once we break ground, RSP will be redeveloped over the course of 15 years, our work today is critical to design place-based efforts that deepen the impact. Since 2018, we have begun to cultivate long-term relationships with key institutional partners and commit resources to social programs. The earlier we can start to align investments to support collective impact, the more likely we can secure long-term systems change wins that will improve overall health and equity outcomes for residents. We look forward to continuing our work with Urban Strategies Inc. in 2023.

## Visibility

In 2022, as part of our community engagement efforts, we presented and provided OSP updates at local community meetings.

### PRESENTED AT:

**7** San Pedro local organizations

### ATTENDED:

**6** local government representative events

monthly Rancho San Pedro community meetings **12**

**6** Neighborhood Council meetings

**4** San Pedro Chamber of Commerce Quality of Life Committee meetings

LAPD Community Advisory Board meetings **10**



# 2022 Community Development Milestones



## WINTER

### Pedal Movement Envisioning Meeting

We started the year off with a bike ride around Rancho San Pedro. Pedal Movement led a demonstration and test drive of their electric bikes as a preview of the variety of bikes that will be a part of their e-bike pilot program.

## SPRING

### AGCC Family Art Day

We partnered with Angels Gate Culture Center for a Family Art day at Angels Gate for Rancho San Pedro families. Transportation was provided by Council District 15 to and from Angels Gate. 35 residents attended.

### Cornerstone Amor es Futbol

Cornerstone kicked off their San Pedro Community play with a family-filled event at Rancho San Pedro. Amor es Futbol took place on Saturday, April 4, 2022. Rancho San Pedro resident actors participated in a script reading. The day culminated with a heartfelt friendly soccer game.





## SUMMER

### Partner Tours

The Rancho San Pedro Resident Advisory Council (RAC) and Community Coaches visited Toberman, YWCA, and the POLA Boys and Girls Club. Each partner visit gave our leaders the opportunity to learn about the provider, program requirements, meet with key staff and tour the site.

### OSP Alliance

Our partners met in person for the first time since 2019. We held a mid-year strategic planning session. This meeting served as a planning session to assess our readiness as we prepare for the Choice Neighborhoods Implementation Grant application. The group discussed strategies within five key areas to target in 2022. Our partners highlighted the need for support in funding collaborative programs, data sharing/data collection, and program space.

## FALL

### Community Engagement meeting

As part of our commitment to the work and our partners at HACLA, we supported a Rental Assistance Demonstration (RAD) meeting. 78 residents attended and learned about the RAD program and relocation. Every family who attended received a grocery gift card.

# One San Pedro Development



## Harbor Boulevard Park Improvements

General contracting firm, Lucas Builders, Inc. (LBI) was procured using Invitation for Bid process. Construction started on September 12, 2022. Earlier in the year, Port of LA demolished the existing train tracks and associated structures and graded the site to receive new improvements.

LBI completed all the necessary demolition and grading activities by October 2022 in order to prepare for the site concrete work. The contractor hauled away the existing soil material on site and imported new decompressed granite material on site suitable for new planting material.

Concrete work completed in November and December 2022 include the Bosque area and planters on the south end of the property, half of Flex Space concrete on the north end of the property, concrete walkways connecting the new park spaces to the existing promenade, and landscape planting curbs.

LBI procured all site furnishings by November 2022, such as children's play area equipment, exercise equipment, game tables, benches, and picnic tables to avoid delays due to their long lead times.



## Development Corner

This year, our development team worked tirelessly on some more behind the scenes items.

2022 Development Achievements:

- Site control of 327 Harbor
- Submitted IIG application for 327 Harbor
- Submitted 4%+CDLAC bonds application for 327 Harbor
- Continued progress on entitlements and environmental processing
- Began schematic plans for One San Pedro Block C
- Submitted state budget request
- Initiated internal CNI working group to execute application in 2024
- Attended and represented One San Pedro to HUD at Choice Neighborhood conference in Florida



# Resident Leadership for Rancho San Pedro

Members of the RAC share their experiences with us.

## How long were you in the Resident Advisory Council?

I spent 4 years representing the Resident Advisory Council



Yolanda Rodarte

I was on the Resident Advisory Council for six years, two full terms.



Beatriz Mendez

## What was your most memorable experience?

Living during a pandemic, it was a moment that defined my life. Being part of the RAC gave me strength and allowed me to see myself as a leader for my community and my family.

Living through a global pandemic and we had to adapt. I enjoyed seeing the happy faces of our children participating in different events, and families participating in community cleanups and peace walks.

## What did you learn?

I learned to have hope and that pushed me to act, help, and make the best decisions for my community.

I learned that union is strength because many organizations have always supported our community.

## What are your hopes for the future of Rancho San Pedro?

For Rancho San Pedro to continue having the opportunity to change and improve to be more positive and look for alternatives to overcome obstacles.

That our community continues to unite to improve in all aspects.

## How will you stay connected?

I am still part of the community as a Community Coach. Staying involved keeps me motivated and able to provide support and guidance to the new leaders at Rancho San Pedro.

I will participate in the coaching program and help my community by informing them about the revitalization process.



New Residential Advisory Council members being sworn in

### New RAC Members

President: Irma Martinez

Vice President: Ruben Arce Hernandez

Secretary: Luis Garcia Avalos

Treasurer: Miguel Cerezo (not pictured)

Sergeant at Arms: Ana Maria Uc

“I wanted to join the RAC to be able to promote unity.

—Irma Martinez

“Being a part of the RAC, you have the opportunity to learn new things and it's a way to stay inspired and motivated in different ways.

—Ruben Hernandez

We continue to make strides towards our collective vision of *Building a Better San Pedro for Everyone*. OSP reached critical milestones in 2022, advancing the work outlined in the Transformational Plan. Thank you to all of our partners, community members, and other stakeholders for your ongoing time and dedication. The OSP Team remains focused on our Guiding Principles.



**learn. connect. share.**

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