



One San Pedro

Annual Report



2023

Good2Go

On the cover: On behalf of the Good2Go ebikes team (LA Cleantech Incubator, Pedal Movement, and HACLA) we want to thank the Rancho San Pedro community and everyone who joined us during the first year of the program! In 2023, we rode to local places like the Farmers Market, Starbucks, and Cabrillo Beach Pier. We opened our second bike storage at Rancho San Pedro with 18 regular and 2 cargo ebikes, available exclusively to adult RSP residents 18 years and over. Follow us on Instagram @good2go_ebikes to receive updates on our bike rides and get featured when you join us!

Main HUB location:
202 S. Beacon Street
San Pedro, CA 90731
Open Tues., Thurs., Fri.
8am-2pm; Sat. 3pm-5pm
(877) 797-2977
good2go@pedalmovement.com



Dear Community,

At the beginning of each year, we outline goals and set intentions; similarly, at the close of each year, we assess our progress. Being a part of the One San Pedro team has taught me how limiting it is to quantify progress in one-year increments. Our work is complex, far-reaching, collective, and transformative, which takes time. In 2018, we set out to Build a Better San Pedro for Everyone and these five years have taught us very important lessons.

Lesson 1: Community Involvement is Critical to the Process

We need to employ multiple forms of outreach to reach and engage our community. Community voice is irreplaceable, and we need to make space for it to happen.

Lesson 2: Collective Effort

We all have competing priorities, and this does not erase the reason we are here. Having a collective vision gives us the framework to align our work.

Lesson 3: Community Development Takes Time

Communities develop over time. The presence of a new building, park, or community space is only one part of community building. The continued efforts to build relationships and acknowledge collective history, trauma, and strength are essential to community development.

In community,



Patricia Valladolid

*Director, Community Development,
One San Pedro*

April 2024



Advocacy

Team One San Pedro continues to work with local elected officials to leverage support and identify necessary funding. In 2023, Assemblymember Mike Gipson joined us at Rancho San Pedro (RSP) for a site tour. During the visit, Assemblymember Gipson discussed the importance of families having the right to return, and his commitment to creating equitable spaces for youth recreation and services. Members of the OSP team shared key areas of the OSP Transformational Plan such as the Open Space Network that will create five acres of open green space. Long-time RSP resident and community coach Elizabeth Barajas shared her testimony and vision for her community, affirming, *“Nosotros somos la comunidad que vive aquí y sabemos lo que nos va a beneficiar”* (“We are the community that lives here, and we know what will benefit us”). Meeting with our elected officials provides us with the opportunity to align One San Pedro’s goals with state and local priorities.



Funding

“To ensure health for all, we must change how we approach health transformation, starting by making sure everyone is at the table.”

– Dr. Tomás J. Aragón, CDPH

The One San Pedro (OSP) Alliance was selected as a California Accountable Community for Health Initiative (CACHI) to launch an innovative strategy that focuses on community health. The \$400,000 award will be distributed over the next two and a half years to support OSP Alliance’s work.

ACHs are designed to break down existing silos by bringing together many sectors and players within a community to align and transform local systems, while centering residents’ voices in decision making. Using multi-sector and community-based partnerships built on a solid foundation of trust, ACHs empower communities to address persistent and emerging health challenges—and social inequities—in holistic and innovative ways.



In July 2023, OSP Alliance joined 24 other cities throughout the state to follow the ACH model as a vehicle to make measurable progress on one of California’s major state health initiatives. For the next two and a half years, the OSP Alliance will continue to work closely with our partners, Rancho San Pedro residents, and other stakeholders to elevate residents’ voices in decision making within the alliance and throughout our work in San Pedro.

Impact at a Glance

In 2023, our collective efforts as a backbone organization...

SURVEYED

130 adults on Workforce development

ENROLLED

53 residents on Section 3 list local hire initiative

RECEIVED

\$450,000

in funding to support implementation of the Transformational Plan (400K from CACHI and 50K from Urban Strategies Inc.)

DISTRIBUTED

100 grocery cards



Digital Literacy Workshops

The Rancho San Pedro Community Coaches participated in a three-session digital literacy lab. They learned how to use smart devices, how to navigate the Internet safely, and basic Google Docs templates.



Community Resource Fair

Rancho San Pedro Resident Advisory Council (RSP RAC) plans and hosts a few resources fairs each year. These fairs play an important part in connecting the community to local resources, sharing information, and providing referrals to direct services.



LAPD Football Camp

Senior Lead Officer Richard Lee (far right, in black shirt) organized a football camp at Rancho San Pedro. Youth of all ages joined LAPD for a day filled with active play, laughter, and building community.



EIFD LA County and LA City Tour

Enhanced Infrastructure Financing Districts (EIFDs) have been used as a tool to invest in infrastructure without burdening local taxpayers. EIFDs allow local governments to use future tax revenues from new development to fund infrastructure and public improvement projects. Team OSP hosted LA County and City staff for a tour of the proposed EIFD San Pedro district.

Consistent with its One San Pedro vision of community development, the One San Pedro Collaborative (OSPC) embraces HACLA’s Section 3 and Priority Business Subcontracting (PBS) plan as a mechanism for achieving economic mobility, skill development, and local economic development. Accordingly, OSPC will implement a robust Section 3 compliance and Priority Business Subcontracting plan that meets or exceeds all requirements of Section 3 of the Housing and Urban Development Act of 1968 and HACLA’s Section 3 Guide and Compliance Plan.

Milestones to date

- Formed a Section 3 committee with representatives from Harbor Occupational Center, HACLA Section 3, Pacific Gateway Worksource Center, San Pedro Chamber of Commerce
- Section 3 informational meetings
- RSP residents visited Harbor Occupational Center and toured training site
- Onsite outreach by HACLA Section 3 staff
- Enrolled 53 residents to Rancho San Pedro Section 3 local hire interest list
- Held onsite HD Supply Safety training
- The Multi-Craft Core Curriculum-MC3 course is now being offered at Harbor Occupational Center
- 130 residents completed a Workforce Development survey

Rancho San Pedro Workforce Development Survey summary 2023

Rancho San Pedro RAC and community coaches collected survey responses from RSP residents during late summer and early fall of 2023. Data was reviewed and evaluated by One San Pedro. Key findings from the Rancho San Pedro Workforce Development Questionnaire were shared with the RSP RAC and community coaches. Findings show:

- 33% of respondents were between ages 41–60 years old.
- 41% were not employed.
- Respondents stated that education was a significant barrier to entering the workforce with training (28%) and transportation (18%) also impacting job attainment.
- 68% of respondents selected general labor/ construction as a significant interest.

Based on feedback from RSP RAC and community coaches, resident leaders decided to edit the survey tool and circulate an updated survey in Q1 of 2024.



As we move closer to construction, we continue to be informed by residents, and other community members.

Throughout the year we asked the question:

**what are you
looking forward
to most?**

More space

New home

I love to cook, and I am excited to cook in my new kitchen.

Closer communities

Resources for families

I have lived here for 40 years, and raised my children. I like that I will also be a part of the new community and not be left behind.

Safer streets



Better parking

Room for my wheel-chair

Safe place for kids

New appliances

Beautiful buildings

The bus stops

We are a big family, so I really hope our new apartment has space for us.

I want to feel comfortable in the new apartment.

Moving

I am old, so I just hope I am here to see the things we have been talking about, and I want to enjoy it too.

I wish we could speed up the process... it feels like we have been waiting a long time.

All of the cool parks, so me and my friends can play.

Rancho San Pedro Environmental Impact

In 2023, we made significant strides with the Environmental Impact Review (EIR) process. We held a public community meeting to share the Rancho San Pedro Environmental Impact Report findings in June at the LA Harbor Boys and Girls Club. RSP residents, San Pedro neighborhood council representatives, business owners, and community members attended the meeting. We ended the year with the certification of the EIR, placing us one step closer to phase one.

Progress of 327 Harbor, the “off-site” phase:

- Most funding is in place
- OSP and HACLA plan to close and own the property in early 2024
- OSP and HACLA plan to start construction in 2024
- Construction will last 24+ months





One San Pedro strives to improve the physical condition of the Rancho San Pedro community and increase housing stock and amenities for residents. Benefits include:



Improving housing conditions for existing residents



Increasing affordable and senior housing availability



Expanding community amenities and open space



Improving multimodal mobility facilities



Creating a vibrant, mixed-use community

This report is presented to you by:

One San Pedro, Inc. (OSPI) is the 501(c)3 backbone organization for the larger One San Pedro initiative.

One San Pedro Collaborative is the joint venture development vehicle consisting of The Richman Group, National CORE, and Century Housing that was selected as HACLA's partner for the public housing revitalization.

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



479 West 6th Street,
San Pedro, CA

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