



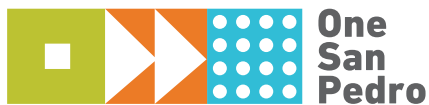
One San Pedro 2024

Annual Report

Community development is a constant process of growth and change. While progress isn't always immediate, every moment – whether active or quiet–shapes the future. Over the past year, we raised our voices and moved our work forward in meaningful ways.

Two major milestones in 2024 underscored this momentum: the approval of the One San Pedro Specific Plan by the Los Angeles City Planning Commission and finalizing the construction financing for 327 Harbor. These achievements were made possible by the unwavering support of the San Pedro community, who we have been fortunate to collaborate with since 2018.

Your commitment has been instrumental in achieving many of our milestones. Together, we will continue bringing our shared vision for the transformation of Rancho San Pedro to life.



People, Housing, and the Neighborhood



People

We launched Neighborhood Circles, a leadership program for Rancho San Pedro residents. Our aim is to unite the community around key goals that we have established together: to increase community trust, identify issues of concern, and create leadership opportunities.

At the end of the 10 training sessions, participants were asked to rate how they felt about their level of comprehension of the course topics:

73%
informed

10%
very informed

17%
need more information

100%
of participants
reported they
would use the
knowledge
gained.

“Understanding the data and numbers and what it means for our community is something new and it make me feel empowered.”

“I know my community is in need, but I didn’t realize how what we don’t have affects us that much.”



OSP Net

We developed the “OSP Net,” a social safety net, to increase the awareness, knowledge, and utilization of community programs.

Strategies identified:

1. Conduct in-person office hours
2. Update One San Pedro website
3. Launch texting program

1. Office Hours

Started meeting with community members in person during designated office hours to discuss One San Pedro developments.

- Conducted 27 hours of outreach
- Provided 110 hours of in-person office hours

2. Website Update

Added resident-specific information to the OSP website, with updates going live in October. By the end of 2024, website views increased by 34%, with an average of 68 views a month.

3. Texting Program

Launched a pilot texting program to keep the community informed about One San Pedro updates.

- 75% percent of residents surveyed would like the option to receive text messages about community updates.
- 100% of residents enrolled in texting program used text as a primary form of communication.
- 100% responded “yes” when asked if they would be more likely to use resources shared via text.

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.

Housing

The OSP Collaborative closed financing and began construction of the 327 Harbor Apartments which will offer 47 affordable apartment homes for individuals and families earning between 30% and 80% of the area median income (AMI). The 327 Harbor Apartments is the first off-site phase of development. 327 will create homes adjacent to Rancho San Pedro, allowing for the redevelopment of the Rancho San Pedro community.

The City of Los Angeles Planning Commission unanimously approved the One San Pedro Specific Plan and related entitlements.



Neighborhood

The One San Pedro Alliance (OSPA) confirmed its governance structure and drafted a charter and partner agreements. As a result, resident participation increased by 50%. OSPA core members will continue to meet regularly as we begin to advance the OSP Transformation Plan.

In 2024, we exemplified our commitment to equity through the adoption of an equity statement. We agreed that it was vital for us to lead with empathy and identify needs for service delivery. For example:

- ▶▶ We partner with residents to understand their current priorities and work together to develop strategies to address needs.
- ▶▶ We listen to community members and collaborate with partners to coordinate programs and activities that improve San Pedro residents' quality of life.
- ▶▶ We remain aligned with community members' needs, voices, and lived experience to create sustainable change that is community-centered and -driven.



Social Events

Hosted regular social events reaching over 350 community members.

Parkway Promenade Park Opening

Located directly across from Rancho San Pedro at the Port of Los Angeles, the parkway brings the community together to enjoy access to open green space, recreation, and shade.



Food Distribution

Distributed 4,800 pounds of foods.



Rancho San Pedro residents share their thoughts

“I appreciate these classes, – I learn about my community and what programs we need here.”

“My favorite memory is the grand opening of the new Promenade Park in January 2024. It was the culmination of the community’s ideas and suggestions. In 2025, I hope to see the first phase of the new One San Pedro begin.”

“ I like the community bike ride to the beach. I want to make more memories, laugh, have fun, take pictures, and have more success in 2025.”

“Being apart of the planning of my community is important to make sure we live a better life.”

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.

Stay Connected

We understand the level of change we are striving for will take time, and the road there is long and winding. We will be faced with unseen turns, detours, and sometimes endpoints. Along the way we will need to slow down, take a step back; this may seem like it impedes our progress – however, it is vital for us to take the time we need to build a strong framework for what is ahead. As we close out 2024, we look back at the last six years feeling inspired by what we have accomplished, while also knowing there is much work left to do. We look forward to staying connected!

learn. connect. share.

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