



One San Pedro 2025 Annual Report



Building a Healthy, Vibrant Community

Since we began working in San Pedro, one core belief has remained constant: it takes more than housing to build healthy, vibrant communities.

While the tangible work of constructing new homes is fundamental to One San Pedro (OSP), working alongside community members has been at the heart of our approach.

What does a healthy, vibrant community look and feel like? Where are we now, and how much work lies ahead?

These questions have shaped the work we lead and continue to serve as guiding points for reflection and growth.

The year 2025 brought several major milestones. We broke ground on our first off-site phase at 327 Harbor, advancing efforts to expand housing opportunities in San Pedro. We also launched the One San Pedro Wellness Fund, establishing a foundation for on-site programs that support residents' well-being and strengthen community connections across five key areas: Strong Minds, Stable Families, Healthy Bodies, Active Neighborhoods, and Connected Communities. Despite uncertainty and economic hardship, residents and partners continued to show up for their families and neighborhoods, demonstrating that building community is both essential and transformative.

People, Housing, and the Neighborhood

People

We serve people by meeting them where they are and honoring lived experience with care, dignity, and respect. By centering community strengths, we build individual capacity and leadership so residents can shape decisions affecting their lives and their community.

In 2025 the OSP team :

HOSTED
28 community meetings

REACHED
473 residents via text

DISTRIBUTED
4,080 pounds of food

PROVIDED
175 hours of in-person wayfinding



Housing

Construction began on **327 Harbor** on January 9, 2025, marking the first off-site phase of the Rancho San Pedro redevelopment. The project will offer 47 all-electric, energy-efficient homes—12 one-bedroom, 23 two-bedroom, and 12 three-bedroom units—for households earning 30–80% of AMI. Designed for LEED Gold, the building will feature solar panels, a community room, landscaped courtyard, children’s play area, fitness room, and supportive service offices. Completion is expected in 2027.

OSP Block 1C: One San Pedro Phase II and Phase III—collectively referred to as OSP Block 1C—represent the first onsite phase of redevelopment. The development team has applied for funding from the City of Los Angeles through the Homes for LA (H4LA) program. They also plan to pursue additional funding from the Affordable Housing and Sustainable Communities (AHSC) program in May 2026. Assuming both the H4LA and AHSC awards are secured, the two phases are expected to submit applications for tax credit and bond financing later this year, positioning the projects for a late-2027 financial closing and the start of construction.

Neighborhood

Neighborhood planning is a community-led process that brings residents together to shape the future of a place. Through the One San Pedro Transformation Plan and an Active Neighborhood lens, this work guides land use, housing, transportation, and public spaces to support resident well-being, connection, and resilient communities.

OSP Wellness Fund: One San Pedro Inc. awarded **\$50,000** to three partners—**Angel Gate Cultural Center, Providence Little Company of Mary, and Toberman Neighborhood Center**—to provide onsite youth and family well-being programming at Rancho San Pedro through 2026.

Rancho San Pedro Hosted an **Earth Day Resource Fair, Fall Harvest, and Holiday Event** bringing together more than 20 community partners and serving more than 350 residents.

The Good2Go E-Bike Hub: The station at Rancho San Pedro offers free- to low-cost e-bikes to increase mobility and access. Resident led community coaches host monthly group rides to build awareness around e-bike use, safety, environmental benefits, and accessibility.

The OSP team hosted **10 First Thursday ArtWalks** at our downtown San Pedro office on 6th Street.



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.



Centering
Residents.
Strengthening
Partnerships.
Advancing
Equity.

In 2023, The One San Pedro Alliance was selected as a California Accountable Community for Health Initiative (CACHI), launching a community-led approach to improving health and equity. CACHI funding supported key milestones, including strengthening cross sector partnerships, centering resident leadership, and building systems that address health challenges holistically and sustainably at Rancho San Pedro.

During this period, the OSP Alliance strengthened its collaborative foundation and advanced community-led systems change. A key milestone was creating a formal governance structure that centers residents, clarifies partner roles, and ensures accountability across-sectors. OSP selected Farallon Strategies to facilitate this work, leading group and one-on-one sessions that allowed partners to engage at their own pace. To advance equity, OSPA also held dedicated

sessions with Rancho San Pedro residents, providing space for resident leaders to shape governance language, reinforce the equity statement, and safeguard resident decision-making as community demographics evolve.

OSPA adopted its Charter and Member Agreements, strengthening shared values, transparency, and accountability while increasing resident participation by 50% and embedding resident leadership in governance. The Alliance now meets regularly with 15 active members. Resident leaders also launched the OSPA Wellness Fund, creating a resident-led committee with decision-making authority. Its first funding priority, “Strong Minds,” resulted in \$50,000 in awards. Selected partners—Providence Little Company of Mary, Angel Gate Cultural Center, and Toberman Neighborhood Center—will provide on-site programs supporting youth well-being, community cohesion, and alignment with community needs.

CACHI in Action

A Look Back
at Building an
Accountable
Community for
Health

CACHI
funding
supported
key milestones,
including
strengthening cross
sector partnerships,
centering resident
leadership, and building
systems that address health
challenges

“Cross-sector collaboration is most impactful when it reaches beyond the ACH table. Collectively, One San Pedro partners contribute more than a century of experience supporting and serving the community.” – Patricia Valladolid, OSP Director



I remember the first major community meetings at Rancho San Pedro in 2017, when we gathered residents to discuss the possibility of redevelopment. We set up what felt like a wedding-sized tent outside the social hall, yet it still couldn't contain the number of people who showed up. Residents filled every space, sharing concerns and hopes. What stayed with me most was how lovingly they spoke about Rancho San Pedro—the place they called home. Many feared displacement and wanted reassurance that new housing would be for existing residents, **yet they also allowed themselves to dream: of homeownership, larger units with air conditioning, safe play spaces, and access to long overdue services.**

– Jenny Scanlin, CDO at HACLA

When the project began, I felt confident it would move forward, but I also saw the need for greater unity in the community. Residents needed reminders that their voices mattered. I hoped we could bring new programs to the community, from job opportunities to workshops that offered meaningful benefits. Those hopes became reality with the launch of our texting program, which keeps residents informed and strengthens outreach by our community leaders. **I'm most proud that we continue to honor and uplift our community. Residents remain at the center of our work and are the reason we keep progressing.**

– Daniel Barjas, RSP resident and RAC member



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.

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