



Housing Authority of the City of Los Angeles

PRESS RELEASE

FOR IMMEDIATE RELEASE

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Douglas Guthrie
President & CEO

Housing Authority Announces Developer Selection for the Redevelopment of the Rancho San Pedro Public Housing Site

LOS ANGELES – The Housing Authority of the City of Los Angeles (HACLA) today announced The Richman Group of California Development Company along with co-developers National CORE Renaissance and Century Housing Corporation (collectively known as One San Pedro Collaborative) as the preferred developer for the Rancho San Pedro Revitalization Project.

Community-driven efforts led by HACLA and residents of Rancho San Pedro, a 21-acre, 478-unit public housing site in the heart of the San Pedro community, culminated last year in the development of a community benefits statement and the issuance of a Request for Proposal on November 3rd, 2017 seeking proposals from qualified developer teams to transform the public housing site into a vibrant mixed-income/mixed-use community. The intensive and competitive RFP process culminated in four development teams conducting Community Presentations to showcase their qualifications and experience to close to 200 San Pedro residents and stakeholders.

Based on the recommendation of the panel overseeing the RFP and HACLA's President and CEO, the Board of Commissioners award the Exclusive Right to Negotiate (ERN) a Master Development Agreement (MDA) between HACLA and Richman, Prime Developer of the One San Pedro Collaborative Team.

"Los Angeles continues to lead the way as we reinvent and transform public housing into thriving and healthy mixed-income communities," said Councilmember Joe Buscaino. "One San Pedro Collaborative has demonstrated their investment in the community and their plan will bring more housing opportunities to the members of the Rancho San Pedro community and beyond," said Councilmember Joe Buscaino.

"One San Pedro Collaborative's winning proposal reflects HACLA's vision and dedication to the communities and people that we serve. HACLA is excited to partner with The Richman Group and its co-developers to transform Rancho San Pedro into an environmentally friendly, vibrant, urban village, conducive to healthy living and economically progressive conditions and one which will ignite a renewal in the greater San Pedro community," said HACLA President and CEO Douglas Guthrie.

The One Rancho San Pedro Collaborative (OSP Collaborative) proposal includes a complete replacement of existing 478 Rancho San Pedro homes and creation of up to 1,626 residential dwelling units that will consist of new affordable rental units, new affordable homeownership, new market rate rental and new market rate homeownership opportunities and significant space for community amenities and commercial enterprises. Some of the main guiding principles of OSP Collaborative's vision for Rancho San Pedro Redevelopment

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include: neighborhood services, open space and amenities, inclusive neighborhoods, health and wellness, developing within, immediate investment, and replacing the existing housing first. The redevelopment site will also include parks, a promenade, Harbor Jogging Trail, community gardens, and bike paths. On-site service providers may include Boys & Girls Club, Youth Development Center, WorkForce Development Center, Local Hire and Apprenticeship Programs and expansion of supportive service for the residents of Rancho San Pedro community.

This action takes the next step towards redeveloping Rancho San Pedro and will lead into an intensive community planning process and solidification of a schedule for finalizing plans and getting to construction.

About Rancho San Pedro

The Rancho San Pedro public housing site is located in the Barton Hill neighborhood of San Pedro on the Palos Verdes Peninsula near the terminus of the Harbor Freeway (I-110). Immediately adjacent to the Port of Los Angeles and San Pedro's burgeoning downtown, the neighborhood has been recently undergoing a significant revitalization which is expected to continue in the next several years.

The property includes 478 public housing units on 21.2 acres of land. The first phase was constructed in 1942 (284 units on 12.5 acres) for Defense Department industry workers and then converted to public housing in 1952, after World War II. At that point, 194 units on 8.7 acres was added. The bedroom breakdown currently includes: 101 one-bedroom units, 258 two-bedroom units, 78 three-bedroom units, 30 four-bedroom units and 11 five- units. All units have one-bathroom. The current site lay out does not maximize the full potential of the property and the unit floor plans are obsolete. A Physical Needs Assessment conducted in August 2017 found multiple site deficiencies, including \$48 million in critical and non-critical needed improvements and identified the site as not having Long-Term Viability as defined by HUD.

About HACLA

The Housing Authority of the City of Los Angeles (HACLA) is one of the nation's largest and leading public housing authorities, providing the largest supply of quality affordable housing to residents of the City of Los Angeles. HACLA provides affordable housing to over 83,000 households in its Public Housing and Section 8 departments, and offers a range of permanent supportive housing programs for homeless households, including: Project-Based, HUD – Veterans Affairs Supportive Housing, Homeless, Tenant Based Supportive Housing, Housing Opportunities for Persons with Aids (HOPWA), Continuum of Care and Moderate Rehabilitation Single Room Occupancy program.

About The Richman Group

Founded by Richard Paul Richman in 1987, to syndicate and develop affordable housing. The Firm has grown, diversified and evolved. The Richman property portfolio is located in 49 states, Washington, DC, Puerto Rico, Guam and Saipan. In addition to being one of the nation's largest affordable housing participants, today the firm is an active developer of top of the market luxury rental apartments in Florida, California, Texas, Colorado and the Northeast. Its staff has the expertise in-house to execute all phases of the businesses: land acquisition,

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process governmental approvals and entitlements, design and construct properties, arrange equity and mortgage financing for itself and its clients, and conduct long term asset and property management. For more information visit www.therichmangroup.com/about-us

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