# INTRODUCTION

## TEAM RSP 2.0

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
</tr>
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<tbody>
<tr>
<td>Holland Partner Group</td>
<td>Master Planning + Mixed-Income Housing</td>
</tr>
<tr>
<td>Thomas Safran + Associates</td>
<td>Community Engagement + Affordable Apartments</td>
</tr>
<tr>
<td>Carrier Johnson + CULTURE</td>
<td>Master Planning + Architecture</td>
</tr>
<tr>
<td>PATH Ventures</td>
<td>Supportive Housing</td>
</tr>
<tr>
<td>The Olson Company</td>
<td>Affordable For-Sale Townhomes</td>
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<tr>
<td>Role</td>
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<tr>
<td>-------------------------------------------</td>
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<tr>
<td>Master Planning + Market Rate Housing</td>
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<tr>
<td><strong>Expertise</strong></td>
<td></td>
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<tr>
<td>+ Leading the development of high-quality investment properties throughout the Western U.S. under Holland Development.</td>
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<tr>
<td>+ Constructing mixed-use urban infill mid-rises and high-rises throughout the West Coast’s urban cores with Holland Construction.</td>
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<tr>
<td>+ Managing over 50,000 units located in some of the most sought after markets with Holland Residential.</td>
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<tr>
<td>Role</td>
<td>Expertise</td>
</tr>
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<tr>
<td>Community Engagement</td>
<td>+ Developing affordable housing developer and property management company based in So Cal with more than 56 projects and 6,000 units.</td>
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<tr>
<td></td>
<td>+ Working closely with local communities and public agencies across the region to achieve housing, special needs and community improvement goals.</td>
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<td></td>
<td>+ Facilitating community engagement and resident relocation into new homes.</td>
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</table>
Role

Master Planning + Architecture

Expertise

- Enhancing the public realm through planning and architectural strategies that connect developments to their surroundings and deliver enduring civic and social value.

- Working in partnership with public agencies, developers and the communities in which we work to provide innovative living, building and communications solutions.

- Designing places inspired by community informed by urban concepts - walkability, sustainability, adaptability - for a more livable and enjoyable future.
### Role

**Supportive Housing and Services**

### Expertise

- Creating permanent supportive homes for individuals and families experiencing homelessness.
- Developing integrated apartment communities that serve a diversity of populations.
- Providing individualized, wraparound supportive services to residents.
- Coordinating a broad range of services for the community.
**Role**

<table>
<thead>
<tr>
<th>Affordable For-Sale Homes</th>
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<tbody>
<tr>
<td>Expertise</td>
</tr>
<tr>
<td>+ Building for-sale residential in over 170 communities including more than 8,000 homes.</td>
</tr>
<tr>
<td>+ Partnering with more than 85 public agencies across the State to provide a wide variety of housing solutions.</td>
</tr>
<tr>
<td>+ Creating affordable home ownership opportunities for the Rancho San Pedro residents and surrounding community.</td>
</tr>
</tbody>
</table>
### WHY TEAM RSP 2.0?

**We Are:**
- Local to Los Angeles
- Broad, Deep + Complementary Skills
- Thoughtful + Detail Oriented
- “People First, Real Estate Second”
- Well-Capitalized

**We Have:**
- Existing Rapport with San Pedro
- Robust In-house Social and Supportive Services
- Experienced In-house Construction
- A Plan That’s Feasible + Actionable
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DEVELOPMENT PROGRAM

+ **1,531** Housing Units
  + 478 Replacement Affordable Housing Units
  + 253 New Affordable Housing Units
  + 231 New Supportive + Affordable Housing Units
  + 469 Market-Rate Housing Units
  + 100 For-Sale Affordable Townhomes

+ **20,000** SF Grocery Store

+ Community Facilities
  + 8,000 SF Community Center
  + 12,000 SF Community Gardens

+ Parks + Open Space
  + 2-Acre “Central Park”

+ Significant Infrastructure Enhancements
PHASING
PLAN
## TEAM RSP 2.0

### SCHEDULE

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start</th>
<th>End</th>
<th>Total Units</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PHASE 1</strong></td>
<td>Oct 2020</td>
<td>Dec 2023</td>
<td>135</td>
<td>Affordable Units</td>
</tr>
<tr>
<td><strong>PHASE 2</strong></td>
<td>Oct 2022</td>
<td>Dec 2025</td>
<td>340</td>
<td>Total Units [260 Affordable / 80 Supportive Units]</td>
</tr>
<tr>
<td><strong>PHASE 3</strong></td>
<td>Nov 2024</td>
<td>Jan 2029</td>
<td>386</td>
<td>Total Units [135 Affordable / 151 Supportive Units / 100 For Sale Affordable Townhomes]</td>
</tr>
<tr>
<td><strong>PHASE 4</strong></td>
<td>Nov 2027</td>
<td>Jan 2031</td>
<td>140</td>
<td>Mixed Income Units [Affordable + Market Rate]</td>
</tr>
<tr>
<td><strong>PHASE 5</strong></td>
<td>Nov 2027</td>
<td>Jan 2032</td>
<td>530</td>
<td>Mixed Income Units [Affordable + Market Rate]</td>
</tr>
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</table>

### Key Dates:

- **COMMUNITY ENGAGEMENT / ENTITLEMENTS**: Apr 2018 – Feb 2019
- **COMMUNITY AMENITIES**: Dec 2024 – Jan 2032
- **GROCERY STORE + COMMUNITY CENTER + GARDEN COMPLETE**: Jan 2032
- **COMMUNITY PARK COMPLETE**: Dec 2024

### Phases Overview:

- **PHASE 1**: Oct 2020 – Dec 2023, 135 Affordable Units
- **PHASE 2**: Oct 2022 – Dec 2025, 340 Units Total [260 Affordable / 80 Supportive Units]
- **PHASE 3**: Nov 2024 – Jan 2029, 386 Units Total [135 Affordable / 151 Supportive Units / 100 For Sale Affordable Townhomes]
- **PHASE 4**: Nov 2027 – Jan 2031, 140 Mixed Income Units [Affordable + Market Rate]
- **PHASE 5**: Nov 2027 – Jan 2032, 530 Mixed Income Units [Affordable + Market Rate]
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VISION

A Variety of Housing Options
(“Housing for All”)

New Assets
To Address Fundamental Needs

Employment Opportunities
+ Job Training Services
For Area Residents

Preservation of Resources
+ Reduced Costs
VISION & COMMUNITY BENEFITS

A Variety of Housing Options ("Housing For All")

- For-Sale Townhomes **
- Increased Affordable Housing **
  - 484 Additional Below-Market Rent Units
  - For Low-income To Moderate-Income HH
- Mixed-Income Residential Community
- Market-Rate Apartments
- Supportive Housing for Seniors, Families + Individuals
- Brand New Apartments for Existing Residents
- Varied Unit Sizes: Studios to 5-Bedrooms
- Accessible Units **

** Priority RSP Residents Community Benefit
### Vision & Community Benefits

**New Assets to Address Fundamental Needs**

- High Quality, Low Cost Grocery Store **
- San Pedro Sports Park **
- Community Gardens **
- Neighborhood Park
- 8,000 SF Community Center **
  - With Multiple-Purpose Joint-Use Space
  - Programs + Activities
    - Youth Programs
    - Music + Arts Programming
    - Cultural Performances
- Management Association to Fund Programming

**Priority RSP Residents Community Benefit**
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**VISION & COMMUNITY BENEFITS**

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**Employment Opportunities**

**+ Job Training Services for Area Residents**

**+ Robust & Successful Job Training Program From PVJOBS**
- Employment training
- Supplemental services
- Job placement
- Entrepreneur program

**+ Continued Employment Opportunity For HACLA Staff**

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**Priority RSP Residents Community Benefit**
RSP 2.0
VISION & COMMUNITY BENEFITS

Preservation of Resources + Reduced Costs

+ Alternative Transportation Infrastructure
  - Protected Bikeway
  - Network of walkways
  - Car Share
  - Promenade

+ Energy-Efficiency + Conservation Infrastructure
  - LEED Energy-Efficiency Standards
  - Drought-Tolerant Landscaping
  - Native Trees
  - Bio-Swales
COMMUNITY ENGAGEMENT PROCESS

“Target, Reach, Engage and Inform”

+ Partnering with Rancho San Pedro residents in shaping the future of their community.

+ Engaging active participation and input by residents and the San Pedro community.

+ Keeping all parties informed about the project, status and opportunities for further involvement.
COMMUNITY PARTNERS

The *Actors Fund*, for everyone in entertainment.
We are:

Collaborative
Flexible
Creative
Practical
Action-Oriented
Thank You!
We would be grateful for this opportunity!