Presenting the
**Revitalization of Rancho San Pedro**

date:
*Wednesday, May 30, 2018*

team:
*Abode Communities, Lead Developer*
*Mercy Housing California*
*Brookfield Residential*
*Azure Development, Inc.*
meet the team

Robin Hughes  
President & CEO

Ed Holder  
Vice President

Nicole Burdette  
Sr. Vice President

Vanessa Delgado  
Managing Partner
meet the team

Abode Communities

• Lead affordable housing developer
• Mission-driven organization
• 50 years of community development experience
• Community builder
meet the team

Mercy Housing California

- Co-affordable housing developer
- Mission-drive organization
- National-scale, local impact
- Partnership-focused
meet the team

Brookfield Residential

- For-sale housing developer
- Offer variety of housing options
- Core values = passion, integrity, community
meet the team

Azure Development

• Experienced commercial developer
• Dedicated to local hire and active community involvement
• Expert in public-private partnerships
• Combines national brands with community-serving retail
Introducing New Rancho San Pedro
## Residential Program

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Rental/For-sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement</td>
<td>478</td>
<td>Rental</td>
</tr>
<tr>
<td>New</td>
<td>236</td>
<td>Rental</td>
</tr>
<tr>
<td>New</td>
<td>180</td>
<td>For-Sale</td>
</tr>
<tr>
<td>Property Manager</td>
<td>8</td>
<td>Unrestricted</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>902</strong></td>
<td><strong>Units</strong></td>
</tr>
</tbody>
</table>
commercial and other uses

- 21,200 sf community-serving retail

- 24,000 sf community space: community hub, senior center, multiple resident service centers with complimentary service programming

- Multiple property management offices
open space

107,000 square feet of open space including 1.1 acre park, large community garden, and green areas
## Community Benefits Plan at-a-Glance

<table>
<thead>
<tr>
<th>Need</th>
<th>Met</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeownership Opportunities</td>
<td>✔</td>
<td>180 new for-sale homes</td>
</tr>
<tr>
<td>Replacement Affordable Housing</td>
<td>✔</td>
<td>478 replacement affordable rental homes</td>
</tr>
<tr>
<td>New Affordable Housing</td>
<td>✔</td>
<td>236 new affordable rental homes</td>
</tr>
<tr>
<td>Community-Serving Retail/Fresh Food</td>
<td>✔</td>
<td>21,200 sf commercial area</td>
</tr>
<tr>
<td>Community Centers/Cultural Engagement</td>
<td>✔</td>
<td>24,000 sf of community-serving space</td>
</tr>
<tr>
<td>Mixed-Income</td>
<td>✔</td>
<td>30 – 120% AMI + market-rate</td>
</tr>
<tr>
<td>Parks &amp; Green Space, Sustainability</td>
<td>✔</td>
<td>107,000 sf of open, green space</td>
</tr>
<tr>
<td>Mobility</td>
<td>✔</td>
<td>Pedestrian, bike, and transit connectivity</td>
</tr>
<tr>
<td>Accessible Units</td>
<td>✔</td>
<td>Rental = 10% Mobility, 5% Communications For-Sale = 5% Mobility</td>
</tr>
</tbody>
</table>
community engagement

Stage 1: Affirm Project Requirements & Develop Communication Protocols
Stage 2: Introduce Development Team
Stage 3: Confirm Community Priorities
Stage 4: Create Master Plan, Refine Design Concept and Phasing Plan, and Develop Relocation Plan
Stage 5: Secure Land Use Approvals
Stage 6: Relocation Readiness
engagement audiences

• Rancho San Pedro Residents and Business Owners
• Resident Advisory Council
• Community Advisory Council
• Central San Pedro Neighborhood Council
• Task Force Leadership
• Housing Authority of City of Los Angeles
• Council District 15
• Among more!
**phase I development**

**Affordable, Replaced**
74 units

**Community Space**
1,500 sf

**Construction Start**
January 2022

**Construction Completion**
October 2022
phase II development

Affordable, Replaced/New  
72/20 units

Community Space  
1,500 sf

Construction Start  
July 2023

Construction Completion  
July 2024
phase III development

Affordable, Replaced/New
204/96 units

Community Space
8,500 sf

Commercial Space
21,200 sf

Construction Start
October 2024

Construction Completion
October 2025
phase IV development

Affordable, Replaced/New
129/37 units

For-Sale, New
100 units

Community Space
11,000 sf

Construction Start
April 2026

Construction Completion
April 2027
phase V development

Affordable, New
170 units

Community Space
1,500 sf

Construction Start
October 2027

Construction Completion
October 2028
what we bring to san pedro

• More than 140 years of community development experience
• Depth of experience working in port-based residential communities
• Working relationship with the Housing Authority
• Commitment to long-term ownership and operation
• Dedicated and passionate team members
**our priority is you**

- Provide a depth of affordable housing options to meet diverse income levels and household sizes
- Phase the development program to achieve no resident displacement
- Engage community residents and stakeholder to better understand and meet need
- Hire locally to elevate businesses and workers within the San Pedro community