

# MORGAN PLACE



Addressing the overwhelming need in the community for affordable housing, Morgan Place is an enriching and sustainable development of 55 apartments for low-income seniors designed with the latest amenities, privacy and comfort for residents in mind. Education, health and recreation programs, in addition to on-site case management, promote independent living and individuality in a secure and supportive environment.

Elegantly designed with Mediterranean influences, Morgan Place blends seamlessly into the surrounding neighborhood. Sustainable building practices were incorporated throughout, including a solar energy system designed and installed by SolarCity, which provides 75% of the electricity for all common areas. Other green elements include Energy Star-rated heating and cooling systems, Energy Star-qualified appliances in all apartments, high-performance windows, 100% compact fluorescent lighting, optic skylights and recycled content carpets.

The apartments are available to seniors with incomes between 30% and 50% of the area median income or \$15,930 to \$30,300. Rents range from \$381 to \$665 per month.



**PROJECT DESCRIPTION**

- ARCHITECT AND DEVELOPER**  
Abode Communities
- PROPERTY MANAGER**  
Abode Communities
- LOCATION**  
7301 Crenshaw Boulevard  
Los Angeles, CA 90043
- SIZE**  
42,171 sq. ft.
- TYPE**  
Multi-Family
- NUMBER OF UNITS**  
55 Total  
54 one-bedroom apartments  
1 two-bedroom apartment
- TOTAL COST**  
\$18,617,500
- COMPLETED**  
2008

**SUSTAINABLE FEATURES**

- ENERGY EFFICIENCY**  
Photovoltaic System  
Energy Star Appliances  
High Efficiency-Low-E Windows  
Daylight Study  
Passive solar design
- INDOOR AIR QUALITY**  
Ranges Vented To Outside  
Low VOC paints and carpets
- WATER CONSERVATION**  
Drought Tolerant Landscape  
Low-flow plumbing fixtures  
3/4" Rainwater treatment filter



Community garden provides food to residents and charitable organizations.