

Wilshire Crenshaw Community Meeting Q&A Summary

The following include Frequently Asked Questions and other inquiries submitted by participants in the Community Meeting webinar hosted on April 30, 2026. Questions have been consolidated for clarity. If you would like to submit additional feedback or questions, please complete the [Wilshire/Crenshaw Community Survey](#) or email wilshirecrenshaw@abodecommunities.org.

Design

What is the proposed architectural style?

Project design is in its early stages. The design team will look to the surrounding neighborhood for architectural inspiration on texture and materials to create an architectural vision befitting the local community.

Does the design consider the onsite water and power infrastructure?

Yes, preliminary discussions with LADWP have occurred and the partnership is expected to continue throughout the project.

What are the ground floor uses?

Office and residential services spaces are at the ground level.

Will the ground floor have retail space?

No. Retail space is prohibited under the Park Mile Specific Plan.

Has childcare/daycare been considered as part of the plan?

No. Public childcare/daycare is prohibited under the Park Mile Specific Plan.

Will the residential community have its own lighting?

Yes.

Will the project be 100% electric?

Yes.

Will the project include solar?

Yes.

What is the height of the Harbor Building?

Approximately 90 feet, increasing to 120 feet in the middle of the building.

Timeline

What is the proposed project timeline?

The project is currently in design and is anticipated to secure land use approvals in late 2026. Financing applications and approvals occur through 3Q27. Construction is anticipated to begin in late 2027 and complete in 2029. The project is expected to achieve 100% occupancy by mid-2030.

Can the timeline be expedited?

No. The timeline has been expedited to the extent possible given land use approvals, design, and financing requirements.

Is an environmental impact/CEQA analysis required?

No. The project is not subject to the California Environmental Quality Act (CEQA).

Safety

What are the security measures onsite?

The residential community will have a Closed-Circuit Television (CCTV) network with cameras, residential lighting, pedestrian corridor lighting, and resident access controls.

Will there be onsite security to monitor the outside [corridor] and streets?

To be determined at a later time. There will, however, be two (2) live-in community (property) managers with business hours Monday through Friday from 8:30 AM–12 PM and 1–5PM. Community managers are the onsite representatives for all matters that impact property operations and will tend to any unforeseen overnight emergencies.

Resident Population

Who will live in the property?

Families with household incomes ranging from 30% - 60% Area Median Income. Please see [California Tax Credit Allocation Committee's Rent & Income Limits](#), which are updated annually, for more information.

How many residents will live in the development?

Between 275 and 330 residents are expected to live at Wilshire/Crenshaw. This estimate is based on the average number of residents per unit currently living within the owner/developer's existing housing portfolio.

Will any units be dedicated for Transition Age Youth?

No, there is no set aside for TAY families.

What schools are you pulling from?

We are not marketing the housing opportunity directly to schools, although it is expected that many local families with children will occupy the rental homes.

Transit & Parking

Will there be a Metro rail stop at this location?

No. For more information on proposed Metro location, please visit <https://www.metro.net/projects/westside/>

Will traffic study or parking demand study be performed?

No, the property is not subject to California Environmental Quality Act (CEQA).

How are parking and traffic patterns being addressed during the planning process?

A traffic consultant has been engaged to help determine bus accessibility and stop patterns, rideshare opportunities, deliveries, trash pick-up, etc. This work is being performed in collaboration with Metro and LADOT. More information regarding the City's Transportation Assessment Guidelines can be found [here](#).

What is the parking requirement?

No parking is required per Assembly Bill 2097.

Where is the residential parking entrance?

Residential parking is accessible via Crenshaw Boulevard.

How many residential parking spaces will be provided?

It is expected that more than 100 parking spaces will be provided in a subterranean structure. This number will be confirmed as the design develops.

Will each household have a parking space?

It is unlikely that each household will have a parking space. The final parking ratio is yet-to-be determined.

How will increased traffic and parking be mitigated?

- Locate residential parking entrance on Crenshaw Boulevard to minimize neighborhood traffic on Lorraine Boulevard and 8th Street.
- Maximize onsite parking within the subterranean structure.
- Maintain road width and widen sidewalks to promote pedestrian and bike circulation.
- Collaborate with Metro to determine bus accessibility and stop patterns.
- Explore transit incentive programs aimed at increasing resident transit utilization.
- Collaborate with City to determine allowable traffic patterns.
- Promote access to transit.

What resident transit benefits will be offered?

It is unknown at this time; however, Abode Communities has achieved success linking residents to several free/reduced-cost transit programs through its onsite resident services programming. This has included:

- LA Metro LIFE Program , GoPass, Senior TAP card discounts, TAP Fare Capping
- LA Metro Bike Share Reduced Fare
- LA County Transit Subsidy Program

Will there be visitor parking?

No.

Residential Leasing

Who is responsible for leasing?

Abode Communities.

Will the units be leased through the Coordinated Entry System?

No.

When will the property begin leasing?

The leasing effort typically begins six (6) months prior to construction completion.

Is there a minimum household income required?

Minimum income = (2.5 x (gross annual household rent)). For example, if a one-bedroom household is anticipated to pay \$1,136 per month, minimum household income = (2.5 x (\$1,136x12)) = \$34,080.

How do you apply for housing?

When the leasing period opens, potential applicants will be invited to submit a prequalification application. All applications received within the leasing period will be assigned a lottery number. All applications will be processed by a randomized lottery.

What happens if I invited to apply?

If you are invited to apply, you will be required to meet eligibility requirements and submit additional documentation. The requirements and a list of documentation can be found [here](#).

What happens if my lottery number was not selected?

All remaining applicants will be placed on a wait list, by order of lottery number.

What happens if I apply after the leasing period?

All applications received after the leasing period will be placed on the wait list after lottery applicants, in order of receipt.

Where can I sign up to receive leasing updates?

Please complete this form and select “Find Housing.” New housing opportunities will be emailed to you as they arise.

Community

What engagement has taken place to date?

Initial meetings with Windsor Village Neighborhood Association, Wilshire Park Association, and Greater Wilshire Neighborhood Council representatives for Windsor Village have taken place. Additional engagement activities have included direct mailers and 1:1 meetings with local renters, homeowners, and bus riders within a 500 foot radius of the site.

How can the neighborhood remain engaged through the development process?

Engagement is encouraged throughout the development process and there are several ways to remain engaged:

- [Sign up](#) to receive project updates and meeting notices
- Take the [community survey](#)
- Check the [project website](#) for updates
- [Email](#) the team

Additional community meetings will be held to review design updates, solicit design feedback, and evaluate resident services provision.

Have you changed the original project name, “Walnut Crossing?”

Yes. The official project name will be identified in partnership with the community at a later time.

How does the local neighborhood benefit from this project?

The development of Wilshire/Crenshaw is expected to provide a wide range of benefits for the local neighborhood. This may include:

- Increasing property values of local homeowners (National Association of Realtors, 2026);
- Reducing blight and the accompanying wide range of urban issues such as crime rates, graffiti, and reliance on public systems;
- Deepening community connectivity to local law enforcement, neighborhood councils, and community groups;
- Supporting economic growth for local businesses;
- Improving the pedestrian experience with widened sidewalks;
- Increasing the number of street trees and access to urban green space;
- Enhancing neighborhood safety with site lighting and onsite property management; and
- Creating thoughtful transit improvements to reduce vehicular congestion and promote ridership.

Would you consider offering community access to the common rooms for neighborhood meetings?

Yes. Partnerships with community members, neighborhood groups, local businesses, and the like are welcome.

It was mentioned that 90% of existing residents report their quality of life improved after moving to the Abode Communities. What do neighborhood residents report about the impact of higher density housing in their established neighborhoods?

Neighborhood residents are typically not surveyed after communities have been placed in service. The organization prioritizes engagement with communities and local stakeholders early during the development process to better understand needs, address concerns, create clear channels of communication, and establish the foundation for long-term community relationships. Maintaining positive community relationships is critical to ensuring our communities remain inclusive places of belonging for residents and the neighborhood at-large.