



# WILSHIRE/CRENSHAW

A JOINT DEVELOPMENT PROJECT DELIVERED IN  
PARTNERSHIP WITH LA METRO

**Community Meeting**  
**April 30, 2026**



KoningEizenberg

# ABODE COMMUNITIES

## NONPROFIT DEVELOPER AND OPERATOR



- Founded in 1968
- Mission-based nonprofit
- Long-term owner/operator
- \$1.17 billion in local community investment
- 4,800+ homes built
- 1,900+ homes in pipeline

90%

residents report their quality of life improved after moving to Abode Communities



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# KOREATOWN YOUTH & COMMUNITY CENTER

## NONPROFIT CO-DEVELOPER & SERVICE PROVIDER



KOREATOWN YOUTH+  
COMMUNITY CENTER

- Founded in 1975
- Multiservice organization supporting children and families
- 23,775 children and families served across 13 locations
- Housing and community-based services
- Promote community socioeconomic empowerment
- Multilingual services English, Korean and Spanish



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# KONING EIZENBERG ARCHITECTURE

## ARCHITECT

KoningEizenberg

- Founded in 1981
- Architect specializing in affordable housing, community, and civic spaces
- Projects that use the power of social interaction to improve daily life
- 2,000 homes (1,200 affordable) designed and built
- 250+ awards for design, sustainability, and preservation



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# WHAT IS AFFORDABLE HOUSING?



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# WHO WILL LIVE AT WILSHIRE/CRENSHAW?

## Families & Individuals with Household Incomes between 30% and 60% Area Median Income (AMI)

| AMI | 1/HH     | 2/HH     | 4/HH     | 6/HH      |
|-----|----------|----------|----------|-----------|
| 30% | \$31,800 | \$36,360 | \$45,450 | \$52,710  |
| 40% | \$42,400 | \$48,480 | \$60,600 | \$70,280  |
| 50% | \$53,000 | \$60,600 | \$75,750 | \$87,850  |
| 60% | \$63,600 | \$72,720 | \$90,900 | \$105,420 |

## Sample Incomes

|                   |          |
|-------------------|----------|
| Teacher's Aide    | \$39,500 |
| Bank Teller       | \$43,100 |
| Childcare Worker  | \$48,000 |
| Medical Assistant | \$50,000 |
| Kitchen Manager   | \$68,000 |

|                  |          |
|------------------|----------|
| HR Administrator | \$70,000 |
| Accountant       | \$74,000 |
| Registered Nurse | \$80,000 |
| X-Ray Technician | \$82,000 |
| Social Worker    | \$82,000 |

Sources: U.S. Department of Housing and Urban Development

Sources: Average Salaries, Indeed/Salary.com, 2026

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# GUIDING DEVELOPMENT PRINCIPLES



Increase Housing  
Opportunities



Create A Place  
of Belonging



Create Community  
Connectivity



Meet Local  
Services Needs



Honor HPOZ &  
Park Mile Specific Plan



Improve Transit  
Access

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# PROGRAM

## Homes

196 affordable family +/-

3 bedroom, 975 sf (25%)

2 bedroom, 760 sf (37.5%)

1 bedroom, 520 sf (37.5%)

## Residential Services & Common Spaces

## Landscaped Courtyards

## Subterranean Parking

## Bike Parking



*Design in progress, subject to change.*

Crenshaw Blvd

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# ZONING

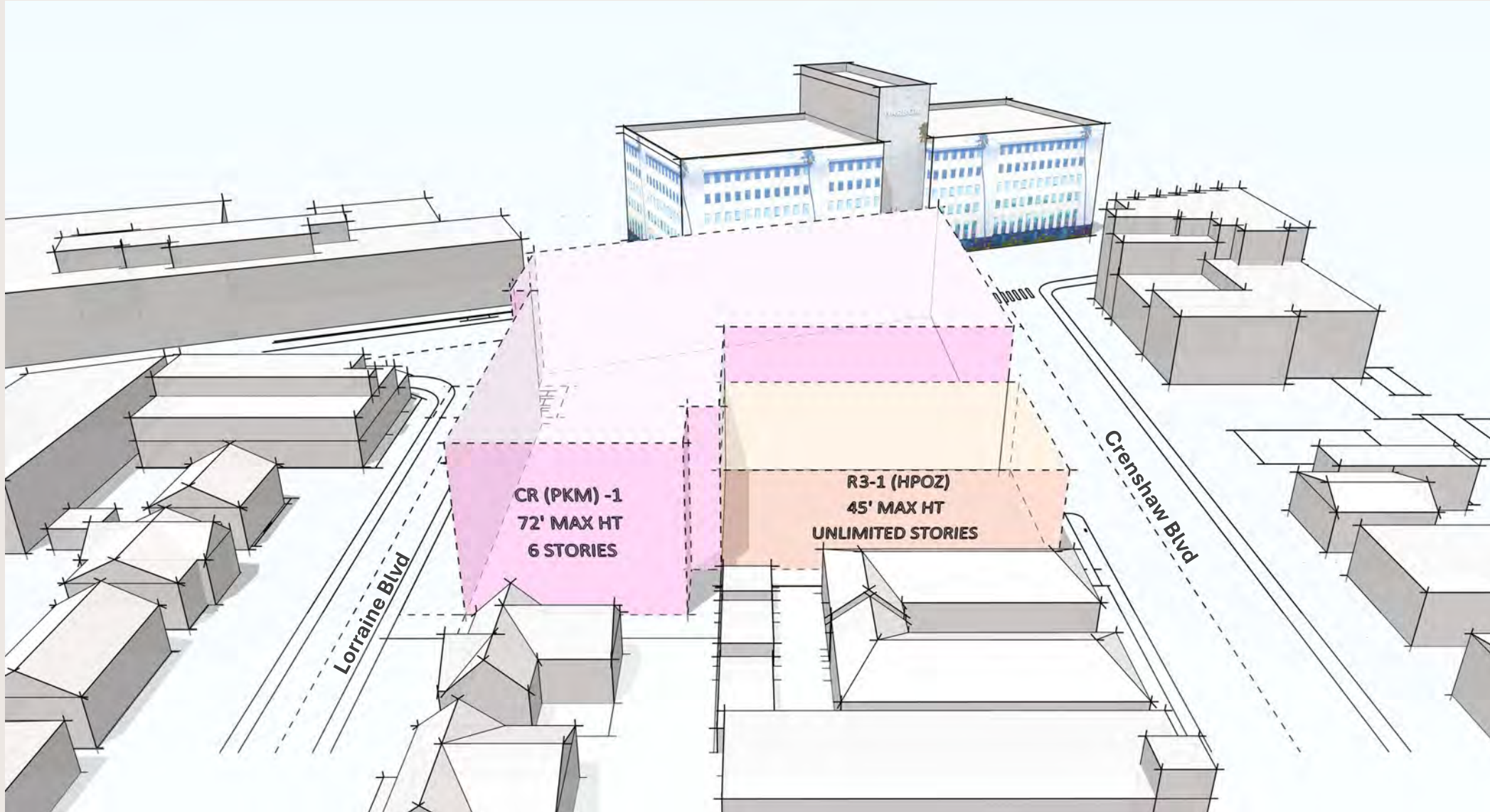


-  **CR**  
Limited Commercial Zone
-  **R3**  
Multiple Dwelling Zone
-  **R1**  
One-Family Zone
-  **RE**  
Residential Estate Zone

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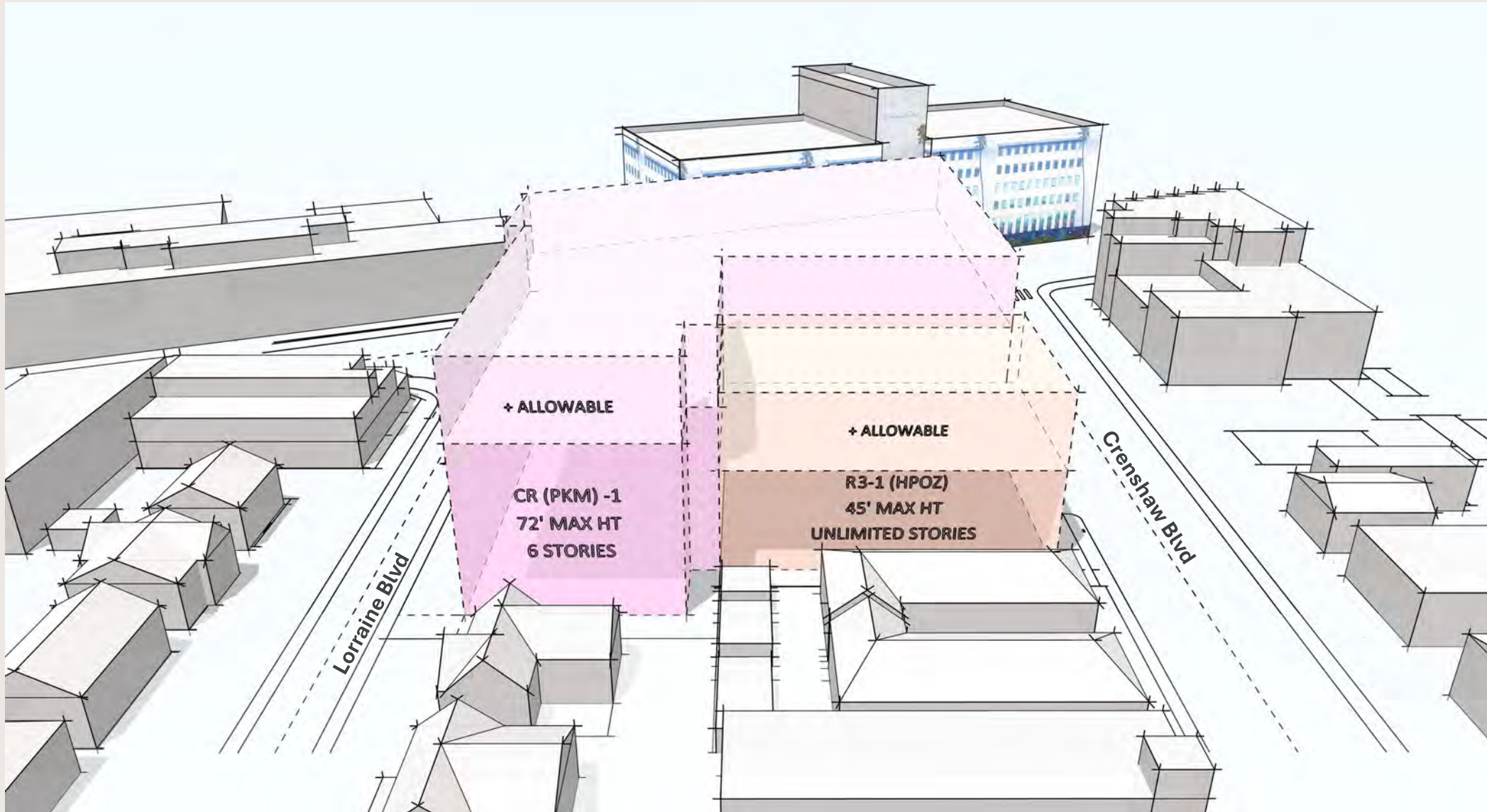
# ZONING



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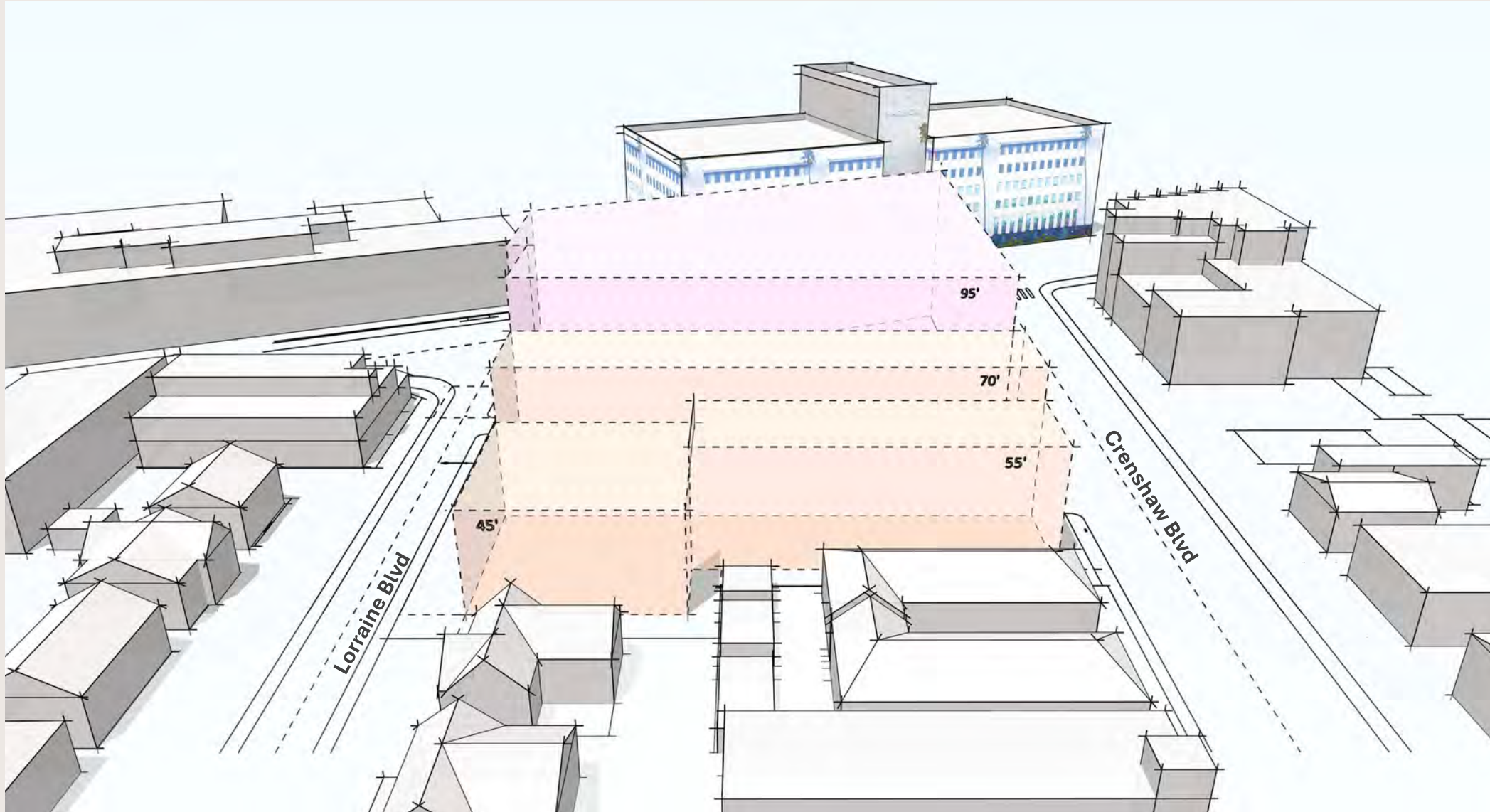
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# ZONING



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# VIEW FROM LORRAINE



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# SOUTH OVERVIEW



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# SITE PLAN

## TRANSPORTATION IMPROVEMENTS

- ① metro plaza
- ② bus shelter improvements
- ③ rideshare drop-off / pick-up
- ④ commercial loading zone

## RESIDENTIAL ACCESS

- ① subterranean parking ramp
- ② pedestrian resident entries



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# STREETSCAPE



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subject to change.

# SITE USES

## TRANSPORTATION IMPROVEMENTS

- M** metro plaza
- 2** rideshare drop-off/pick-up
- 3** yellow curb loading zone

## STREETSCAPE IMPROVEMENTS

- 1** seating - benches & landscape bump-outs
  - 2** upgrade sidewalks to city standards
- overall improvements:  
trees, 49 minimum, including site  
new parkways + tree wells  
pedestrian scale lighting

## RESIDENTIAL FEATURES

- 1** subterranean parking ramp
  - 2** pedestrian residential entries
  - 3** resident courtyard
- - - building fenceline

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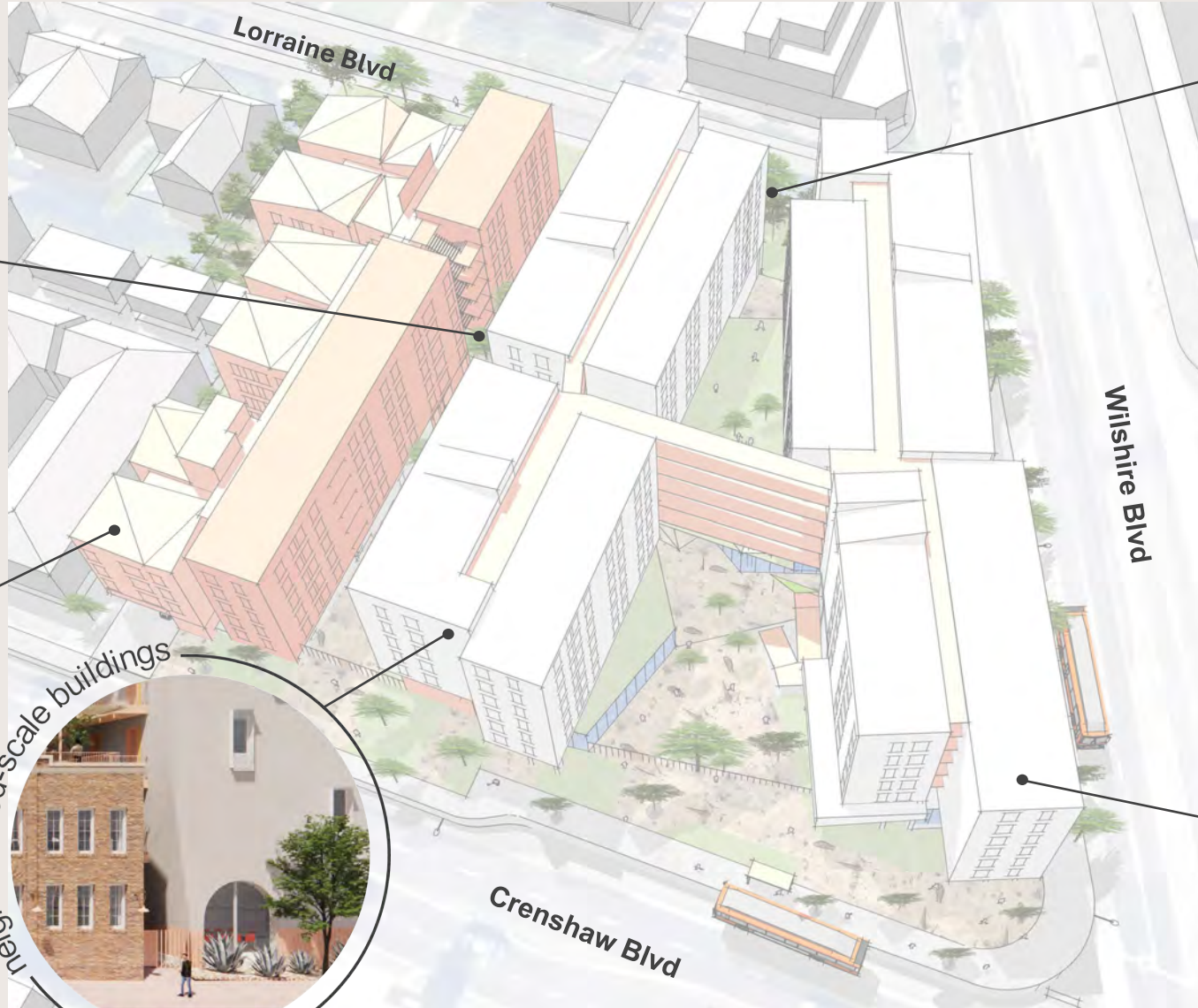
# NEXT STEPS



homes in a garden



detail + craft



neighborhood-scale buildings



texture + visibility



boulevard-scale building

Design in progress,  
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# AFFORDABILITY & UNIT MIX

| AMI          | 1-BD      | 2-BD      | 3-BD      | Total      |
|--------------|-----------|-----------|-----------|------------|
| 30%          | 20        | 15        | 14        | 49         |
| 50%          | 39        | 44        | 30        | 113        |
| 60%          | 12        | 15        | 5         | 32         |
| Manager      | -         | 2         | -         | 2          |
| <b>Total</b> | <b>71</b> | <b>76</b> | <b>49</b> | <b>196</b> |

| TYPE  | 1-BD   | 2-BD   | 3-BD   |
|-------|--------|--------|--------|
| SIZE  | 520 SF | 760 SF | 975 SF |
| # PPL | 1-3    | 3-5    | 5-7    |



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# RESIDENTIAL AMENITIES

- Onsite property management
- Resident gardens
- Resident centers
- Resident common rooms
- Laundry rooms
- Play areas
- Resident services



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# RESIDENT SERVICES

## Complimentary Onsite Services

- Community-building activities
- Youth programming
- Individualized service coordination
- Health and wellness workshops
- Life enrichment programming
- Housing stability support



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# TRANSIT IMPROVEMENTS

- Bus shelter improvements
- Bike parking and Metro bikeshare
- Bike lockers
- Bike repair station
- Scooter corral
- Rideshare pick up / drop-off
- Trash cans

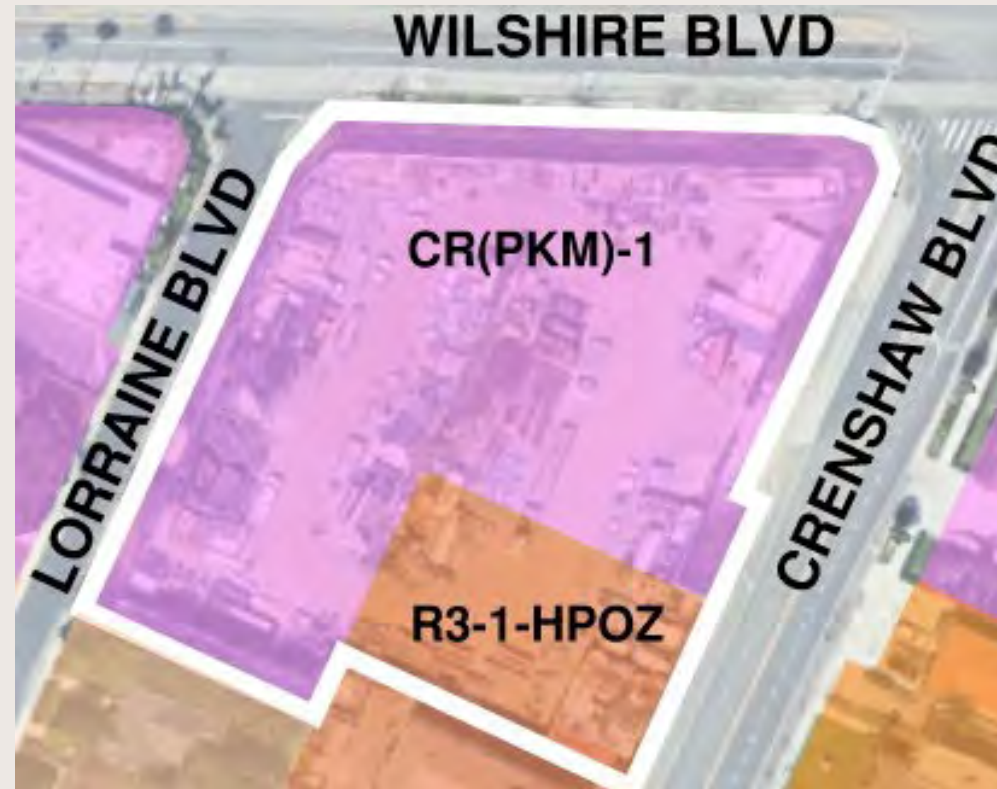


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# LAND USE

## STREAMLINED APPROVAL PROCESS

- Ministerial Streamlining: AB 2011
- Density Bonus (AHIP)
- Project Permit Compliance (Park Mile Specific Plan)
- Certificate of Compatibility (Windsor Village HPOZ)



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# TIMELINE

2026

2027

2028

2029

2030

Community Engagement

Land Use Approvals

Design and Engineering

Financing Applications & Approvals

Construction

Lease up

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# COMMUNITY ENGAGEMENT

Outreach includes communications to residents, businesses, city and county representatives, including members of the community

- Face-to-face engagement
- Flyers, mailers, postcards
- Zoom meetings
- In person (one-on-one and small group meetings)



Take Survey



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# Q&A

Please submit your questions via Q&A.

The presentation, questions and answers will be posted to [abodecommunities.org/wilshirecrenshaw](https://abodecommunities.org/wilshirecrenshaw) within seven (7) business days.

If you have additional questions, you may contact us by scanning the barcode below.

Email Us



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