

Metro @ Florence

7220 Maie Avenue
Los Angeles, CA 90001



Project Size: (Sq. Ft.) 177,600

Total Housing Units (0BR-2BR): 160
 Manager's Unit 2
 Affordable Units 158

Rent Levels (2023)
 \$851 - \$1,604

Parking (Required/Provided)
 0 spaces/121 spaces

On-site Amenities:

- Community Rooms
- Large Courtyard, Roof Deck
- On-site Laundry Rooms
- Case Management Offices
- Bicycle Storage

Key Off-site Amenities:

- Transit: Metro Blue Line. Metro Bus Lines 111, 102, 611, DASH (1/10 mi)
- Roosevelt Park (1/4 mi)
- Library: Florence Library (1/3 mi)
- Grocery: Superior Grocers (1/4 mi)
- Pharmacy: Rite Aid (1/5 mi)

Estimated Jobs Created:

Construction Jobs: 573
 Permanent Jobs: 9

Total Development Costs: \$ 101.3 million

Project Description:

Affordable Housing: The Metro @ Florence project is 100% affordable housing development that will help address the lack of safe, spacious, well-amenitized, affordable rental housing in the Florence-Firestone community. Each development will have two full-time, on-site staff that reside in the development and actively manage the community.

Permanent Supportive Housing: 72 of the units at the development are designed to meet the Florence Firestone community's need for permanent supportive housing. The most recent homeless count performed by the Los Angeles Homeless Services Authority identified over 8,431 unsheltered households in South Los Angeles County. These households will be assisted with robust intensive case management services and specialized mental health services from the community-based organizations contracted with the County of Los Angeles Departments of Health Services and Mental Health.

Transportation Infrastructure and Amenities: In collaboration with LA County Public Works and LA Metro, the project will invest \$13.1 million into projects within the Metro @ Florence community, including:

- Zero emission buses (8) for lines 111 and the Link Shuttle
- New/Upgraded bus shelters, benches, and concrete bus landings
- Planted curb extensions and street trees
- Bikeways
- Sidewalk repairs, high visibility crosswalks, curb ramps, curb extensions

Project Milestones

• Abatement/Demolition	November 2023
• Grading	January 2024
• Construction Start	March 2024
• Construction Finish	May 2026
• Lease-up Completion	January 2027

Lease-up Information: Available in April 2024