Meta is a mission-driven, for-profit organization whose communities cultivate pride, resilience, and happiness, not just in our city and financing partners, but in the thousands of residents who call Meta communities home. By combining thoughtful design, solid financial resources, and engaging and educational on-site services we have created 6,400 housing units within over 65 outstanding apartment communities.

Michelle Espinosa Coulter is a Senior Project Manager with Meta Housing Corporation. Since 2006, she has managed the development of more than 800 affordable housing units, including general population, supportive housing, and workforce ownership units. She is responsible for financing, design development, and branding. Ms. Coulter holds a dual M.A. in Urban Planning from UCLA and M.S. in Accounting. She is active in community-driven revitalization efforts and land use initiatives in Northeast LA.
**PROJECT INFORMATION**

**DEVELOPMENT STRATEGY**
- ✔ New Construction
- ❏ Rehabilitation/Preservation
- ✔ Adaptive Reuse
- ❏ Scattered Site Infill

**HOUSING TYPOLOGY**
- ✔ Multi-Family (Mid-High Rise)
- ❏ Multi-Family (Townhouse)
- ❏ Single Family
- ❏ Single-Room Occupancy/Supportive Housing
- ❏ Senior Housing
- ❏ Tribal/Native American
- ❏ Workforce Housing

**RESIDENTIAL UNIT INFORMATION**
- Number of Units: 55 on .67 acre site
- 4 story affordable family housing, mixed-use, 92,394 SF
  - 18 1BR, 20 2BR, 17 3BR
- Parking: 63 car spaces and bike spaces

**NON-RESIDENTIAL FEATURES**
- ✔ Commercial/Retail Space: 1,500 SF
- ❏ Community Space
- ❏ Offices: Property Management
- ❏ Service Space
- ❏ Open Space: Courtyard, Roof Deck total of 6,538 SF
- ❏ Recreation/Exercise Room: Children’s Play Area
- ❏ Other

**SITE**

**PROJECT SUMMARY**

Washington 722 TOD’s direct adjacency to the San Pedro Street Metro Blue Line subway station is its most significant feature. The Blue Line station lies directly in front of the project, in the center median that bisects Washington Boulevard. The City of Los Angeles has targeted this and other TOD areas for high-density development, which would include replacing heavily blighted and underutilized industrial structures with safe, livable commercial and residential uses. The development will consist of an adaptive reuse of a vacant four-story light industrial and office brick building of approximately 6,262 square feet. Built in 1930, this building will be gutted and joined with a new building on the three sites to the east (three one-story vacant warehouses that will be demolished). This project will serve families, providing indoor and outdoor amenities for residents. Washington 722 seeks to be the catalyst for change, bringing more people and new investment opportunities to reach the potential of this transit-rich area.

**INSTITUTE OUTCOMES**

Meta’s key challenge lies in creating a building that fits the surrounding context but is forward-thinking in its design, changing the light industrial nature of this neighborhood and attracting families to bring more activity to the block and increase ridership along the above-ground Blue Line. The architect has proposed a unique and modern design to indicate that this neglected area can become a vibrant, well-used transit corridor with housing and commercial opportunities. The team is exploring creative solutions to the adaptive reuse portions of the project, such as redesigning the double-high lobby as a statement entryway, welcoming residents and visitors. Meta is also looking for ideas on how to connect future residents to jobs, either on-site or with a programming partner.