

A blurred red train is moving across the frame from left to right. In the background, a city skyline is visible under a twilight sky with soft clouds. The train's motion is captured with a long exposure, creating a sense of speed. The city buildings are illuminated by the low light of dusk, with some windows glowing.

# **Landmark Unsolicited Proposal for Metro Workforce Housing**

Executive Management Committee - July 17, 2025



**Metro**

# Definition of Landmark Unsolicited Proposal

- In June 2024, Board approved establishment of “landmark” Unsolicited Proposals (UP)
- A landmark UP meets or exceeds at least one of the following:
  - Introduces a new mode of mobility and requires Metro funding, project management, and/or calls for Metro to serve as lead agency in the development of an EIR/EIS; and/or
  - Requires Metro to allocate more than \$10 million to fulfill a solicitation
- Board input typically sought for landmark UPs that “advance to implementation”



# Proposal Summary

**Proposer:** Treehouse and Community Labs

**Title:** Nathaniel Metro Workforce Housing Project  
(4421-37 Crenshaw Blvd, Los Angeles, CA)

## Scope

- 100 mixed-income housing units (80% affordable/20% market rate) across from Leimert Park Station
- 80 income-restricted units reserved for qualified Metro employees
- 5,000 SF commercial or cultural space

## Funding

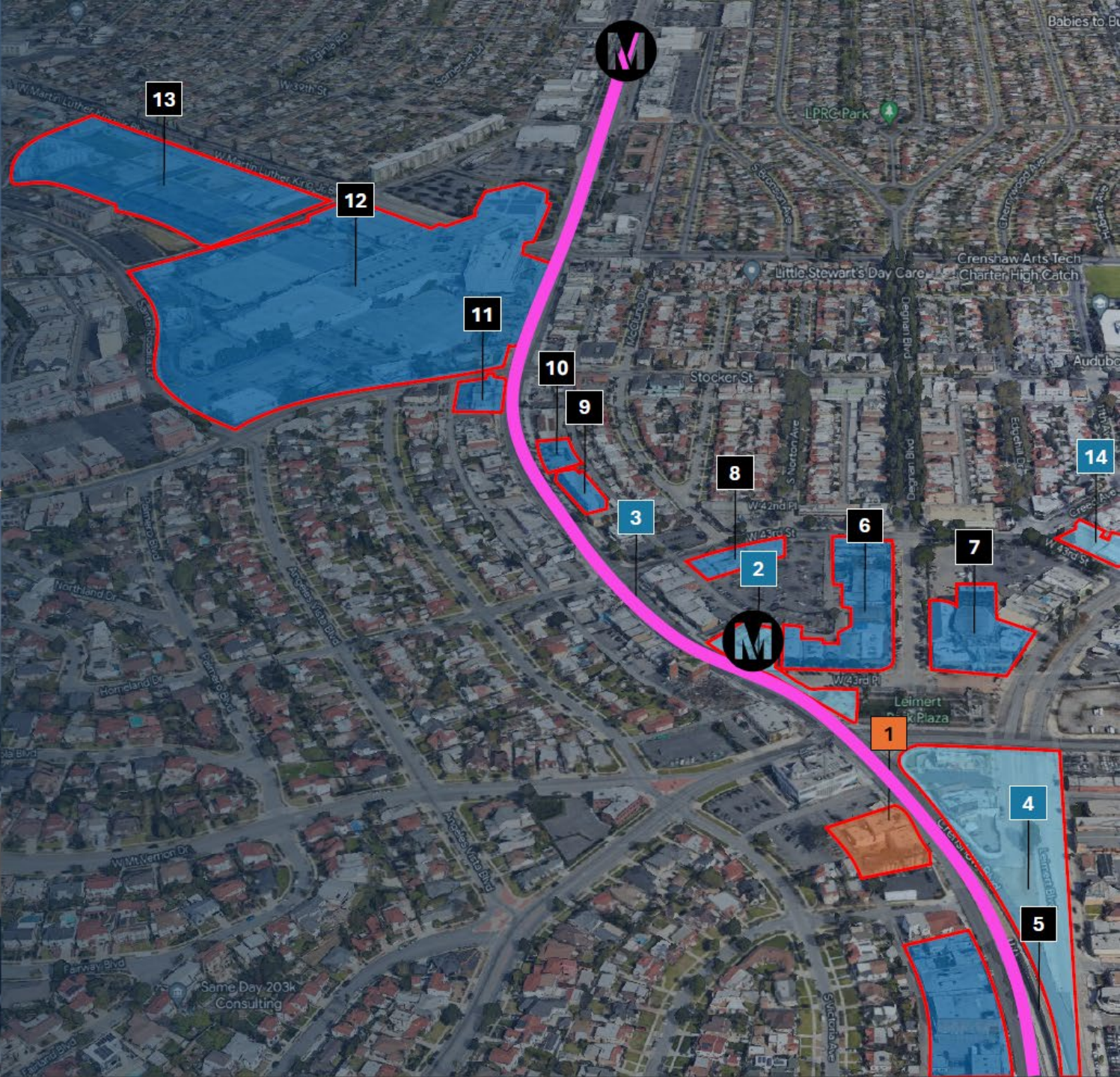
- Proposer requesting \$25M Metro investment, direct and/or via bond proceeds

## Schedule

- Anticipated start: Q1 2026
- Anticipated completion: Q1 2028



- 1) **The Nathaniel**
- 2) **Leimert Park Station.** Los Angeles Metro's newly-opened underground light rail station on the K-line, directly connecting LAX & South LA.
- 3) **METRO K Line.**
- 4) **Destination Crenshaw.** 1.3-mile open-air museum dedicated to preserving & celebrating African American culture.
- 5) **LA Metro Transition to Above Ground.**
- 6) **Leimert Park Plaza.** Redevelopment of Leimert Park's artistic & cultural hub, located in the geographic center of Los Angeles.
- 7) **Vision Theater.** Renovation of the historic Vision Theater, a centerpiece of the Leimert Park Village.
- 8) **3450 W 43<sup>rd</sup> A** 5-story mixed-use project with 56 units & 3,000 SF of ground-floor retail space.
- 9) **4252 Crenshaw.** A 4-story, 111-unit multifamily project, built using modular construction. (Completed)
- 10) **4242 Crenshaw.** A mixed-use project with 6,000 SF of commercial space & 124 residential units.
- 11) **3600 Stocker.** A mixed-use project with 5,000 SF of commercial space & 64 residential units.
- 12) **Baldwin Hills/Crenshaw Plaza.**
- 13) **Marlton Square.**
- 14) **The Garden.** A 20,000 SF commercial campus that includes a food hall, organic grocery store, and member space.





## Next Steps

- Currently in Concept Review. Upon Board approval, conduct Supplementary Review with Review Team (OSI, Finance, Joint Development, Chief People Office) and continue evaluation based on:
  - Cost
  - Benefit
  - Feasibility
  - Reception
  - Risk
  - Redundancy
  - Equity



**Thank you** | Office of Strategic Innovation