



Meta Housing Corporation

# 21300 Oxnard St.

Planning, Land Use, and Mobility  
Committee Meeting

October 5, 2023





## **Meta Housing Corporation**

Since 1993, Meta Housing has been cultivating a culture of creativity and community. As a diverse group of thinkers, we approach each development with a focus on care and collaboration. We strive to build more than thriving affordable housing communities, we want to create a supportive and transformative solution for those in need.

Our team has developed more than 80 communities and 10,000 residential units across California.

# Workforce & Family Affordable Housing



ACE/121, Glendale



Sylmar Court, Los Angeles



Zinnia, Signal Hill



PacArts, San Pedro



Westminster Crossing, Westminster

# The Alcove



# Project Schedule

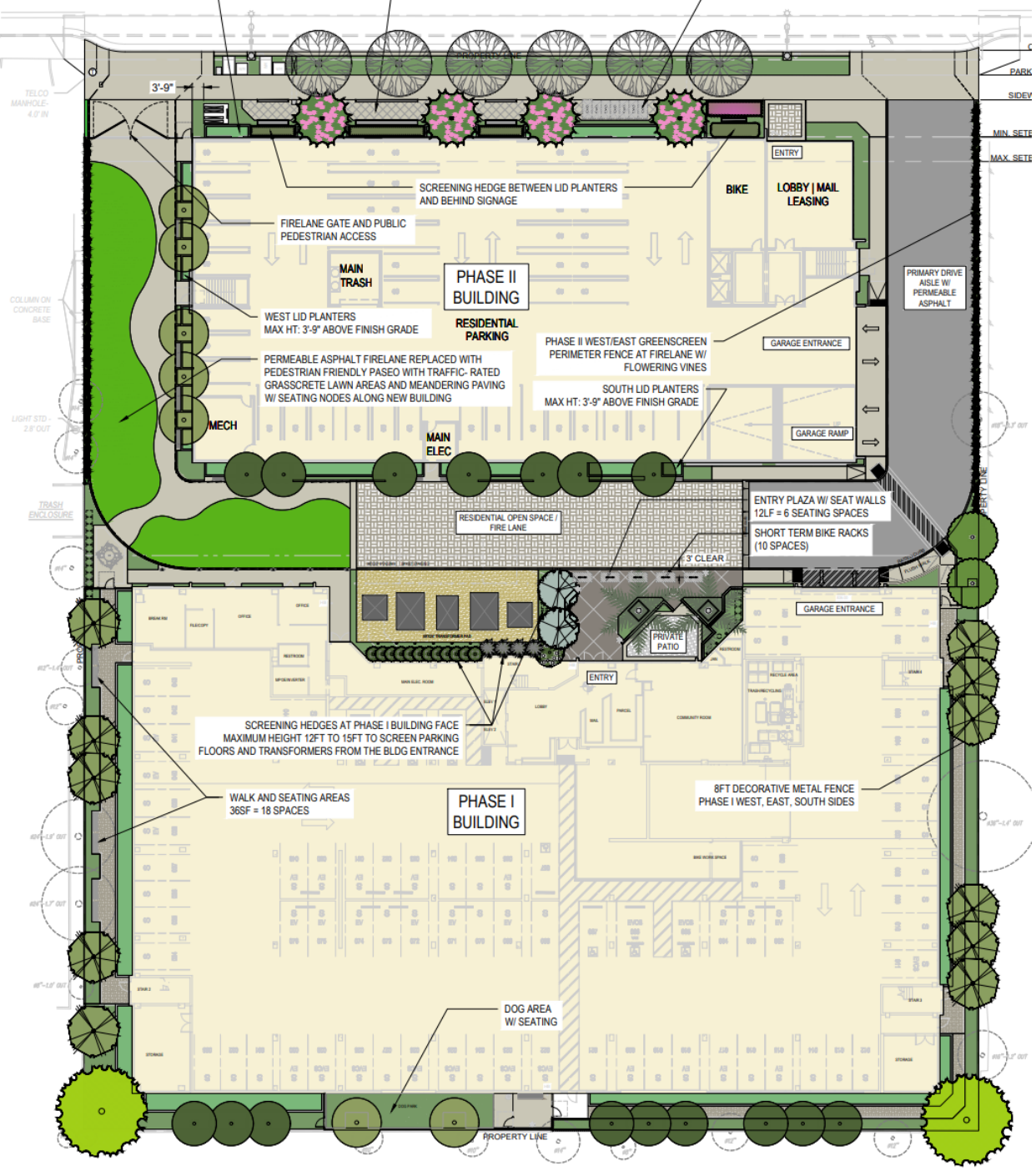
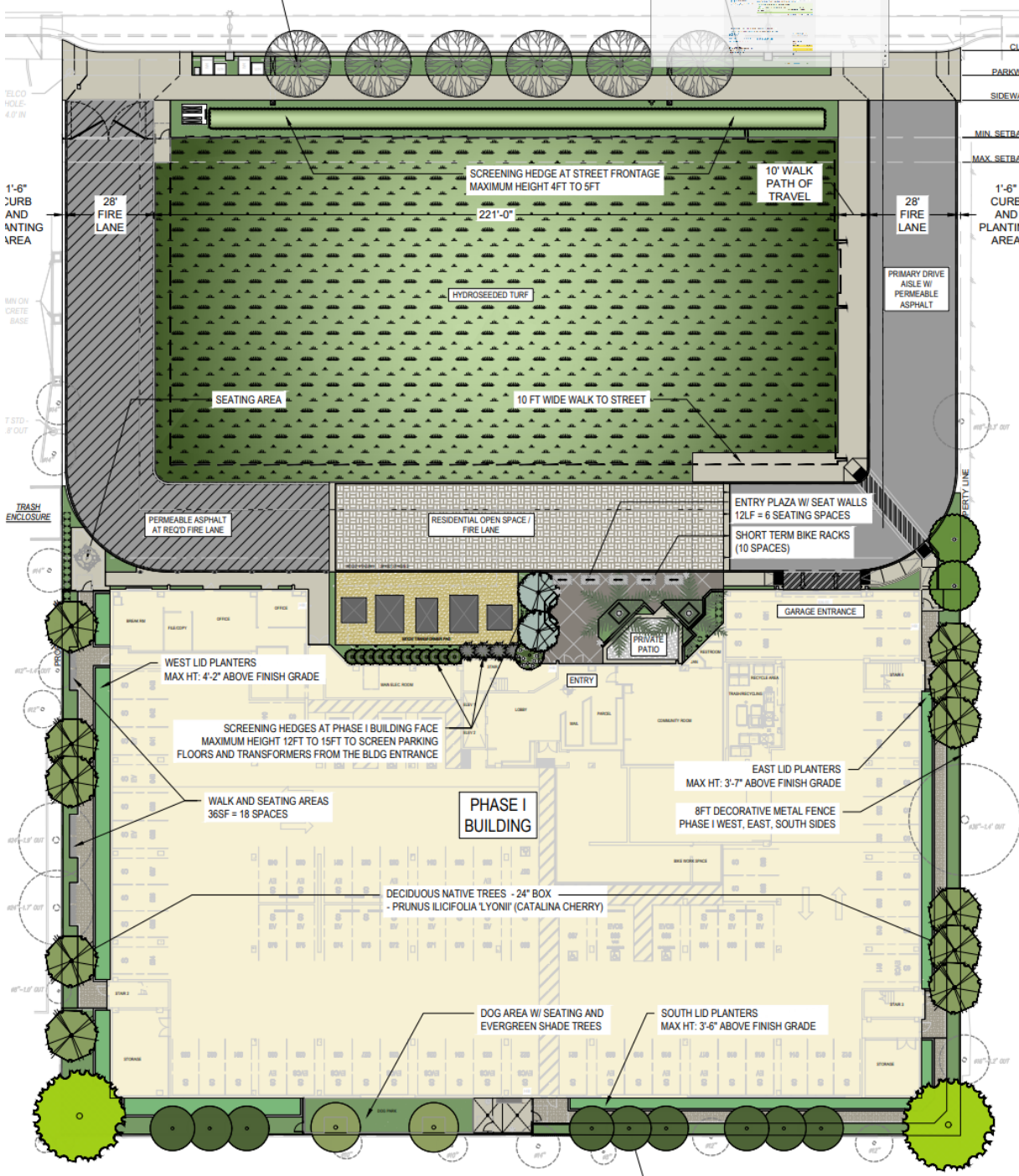
## Phase I

- May 2023 Secured Financing
- Nov 2023 Begin Construction
- July 2025 Begin Pre-Leasing
- Dec 2025 Complete Construction

## Phase II

- May 2024 Secure Financing
- Nov 2024 Begin Construction
- June 2026 Begin Pre-Leasing
- Nov 2026 Complete Construction





# Project Landscaping



# Project Amenities





# Project Affordability

The Alcove will provide affordable housing for households earning between 30% and 80% of the Area Median Income. Based on 2023 federal income limits, incomes will range from households earning between \$26,490 and \$125,120.

As part of the project's entitlements, we will be recording a Land Use Covenant to formalize the project's affordability restrictions for 55 years.

# Plans and Elevations

AC Martin

# Contents

- 01** AC Martin Introduction
- 02** Phase I – Plans and Elevations
- 03** Phase II – Plans and Elevations

01

AC Martin

# Firm Profile

Founded in 1906, AC Martin is one of the oldest firms in California. With a continuous design legacy that spans more than three generations, the firm is still recognized today as a thought and practice leader in the AEC industry.

**100+**

Awards Received from Various Organizations

**117**

Years in Business

**60,000+**

Residential Units Built

**17**

Buildings in Southern California of 20+ Stories

**140+**

Employees Working Across our California Offices

- *LOS ANGELES*
- *SAN DIEGO*
- *BAY AREA*
- *SACRAMENTO*

## WILSHIRE GRAND CENTER

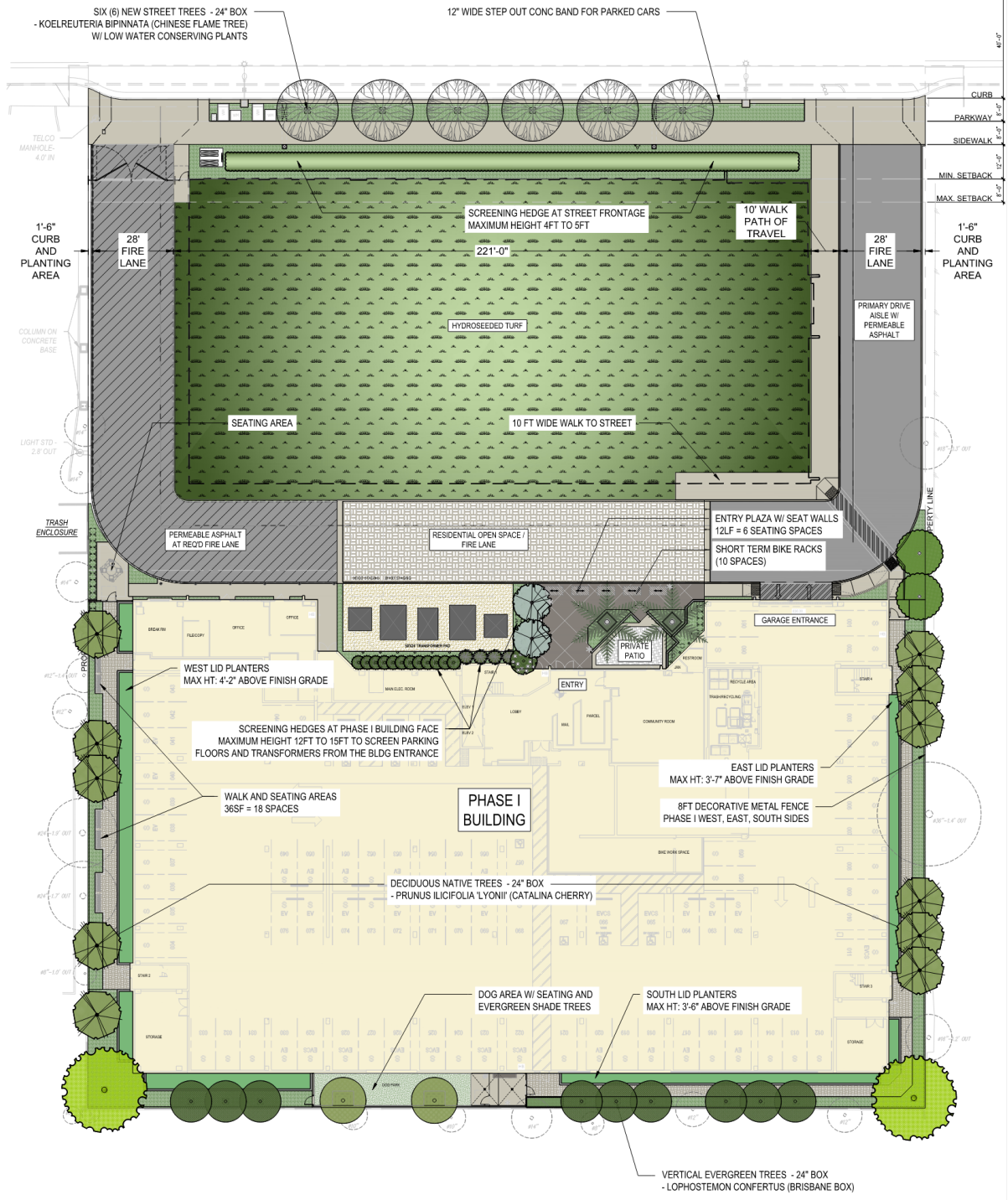
TALLEST BUILDING  
West of the  
Mississippi



02

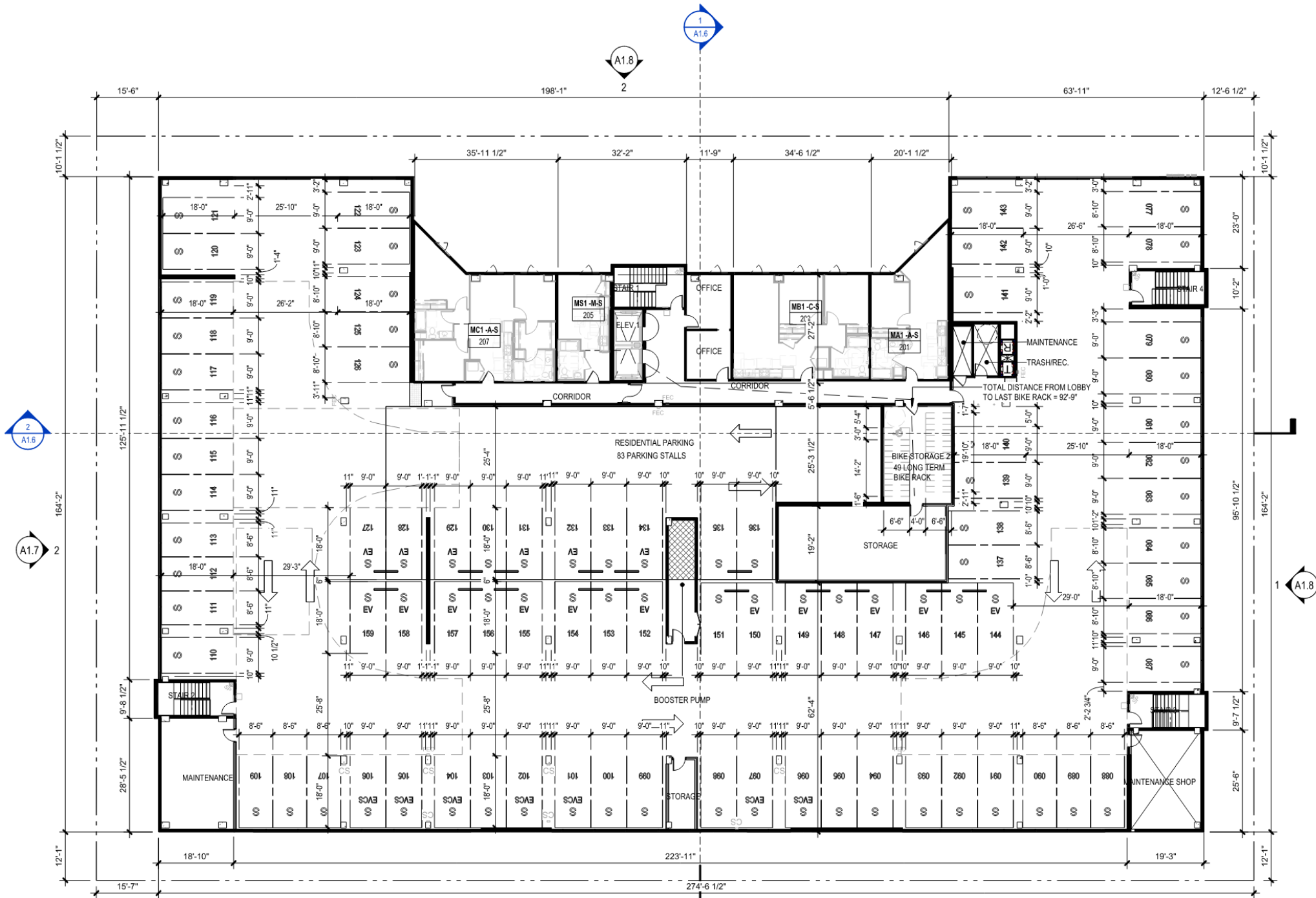
Phase I

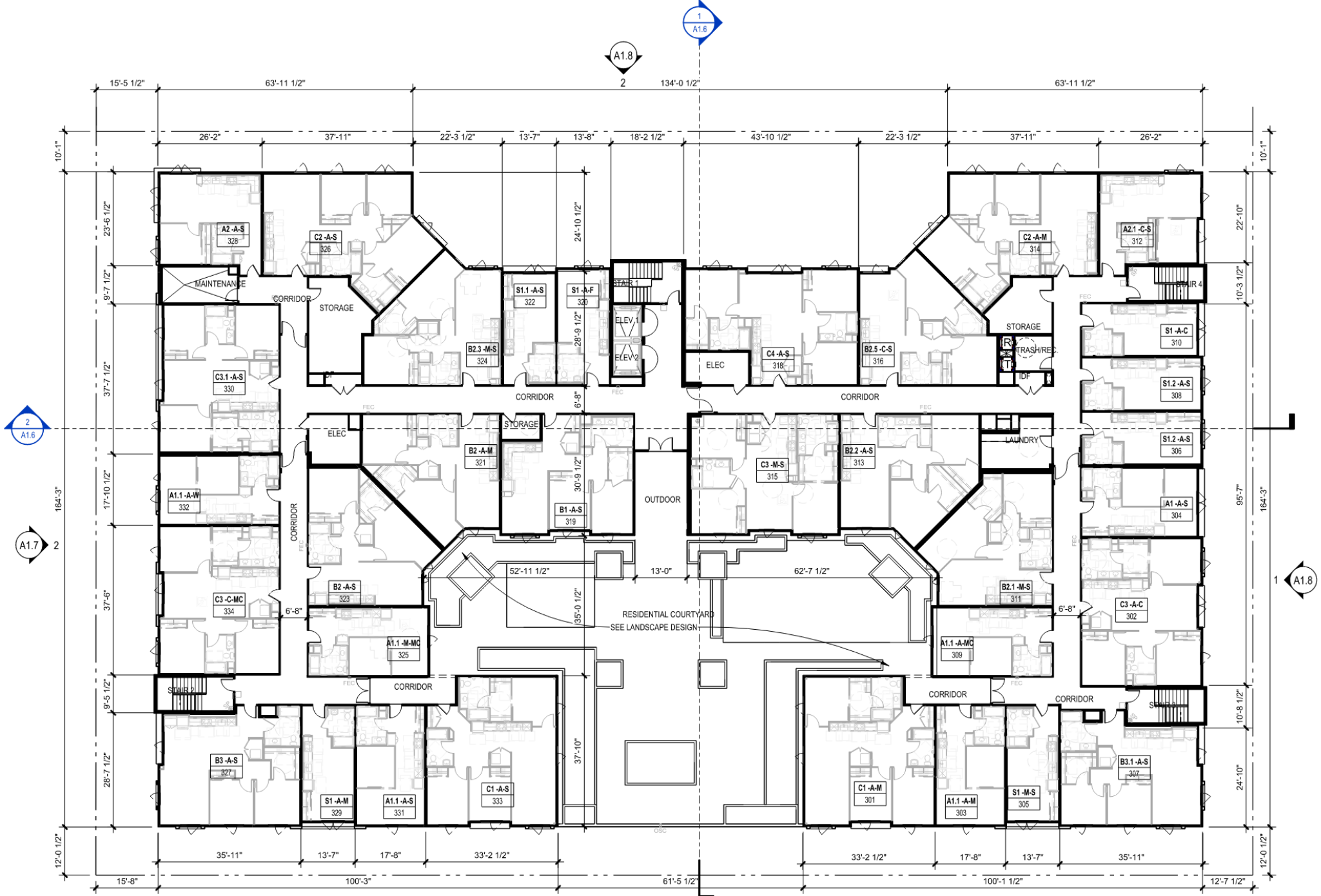










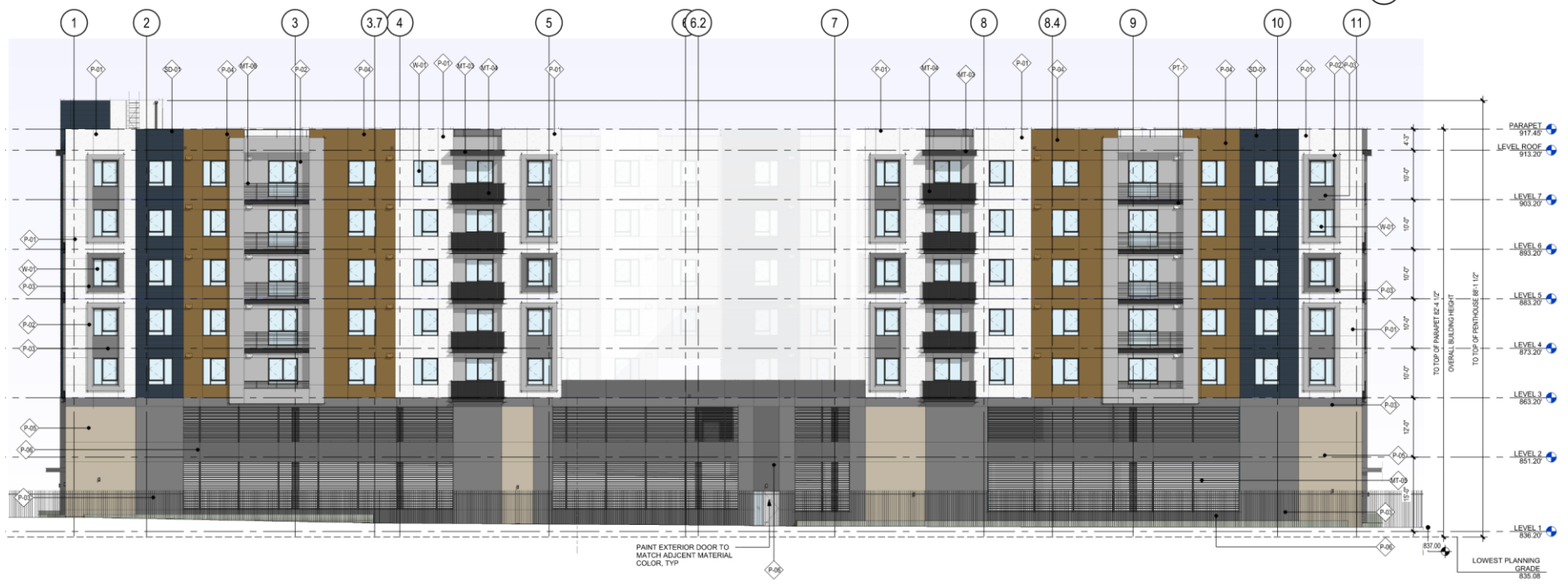






**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**

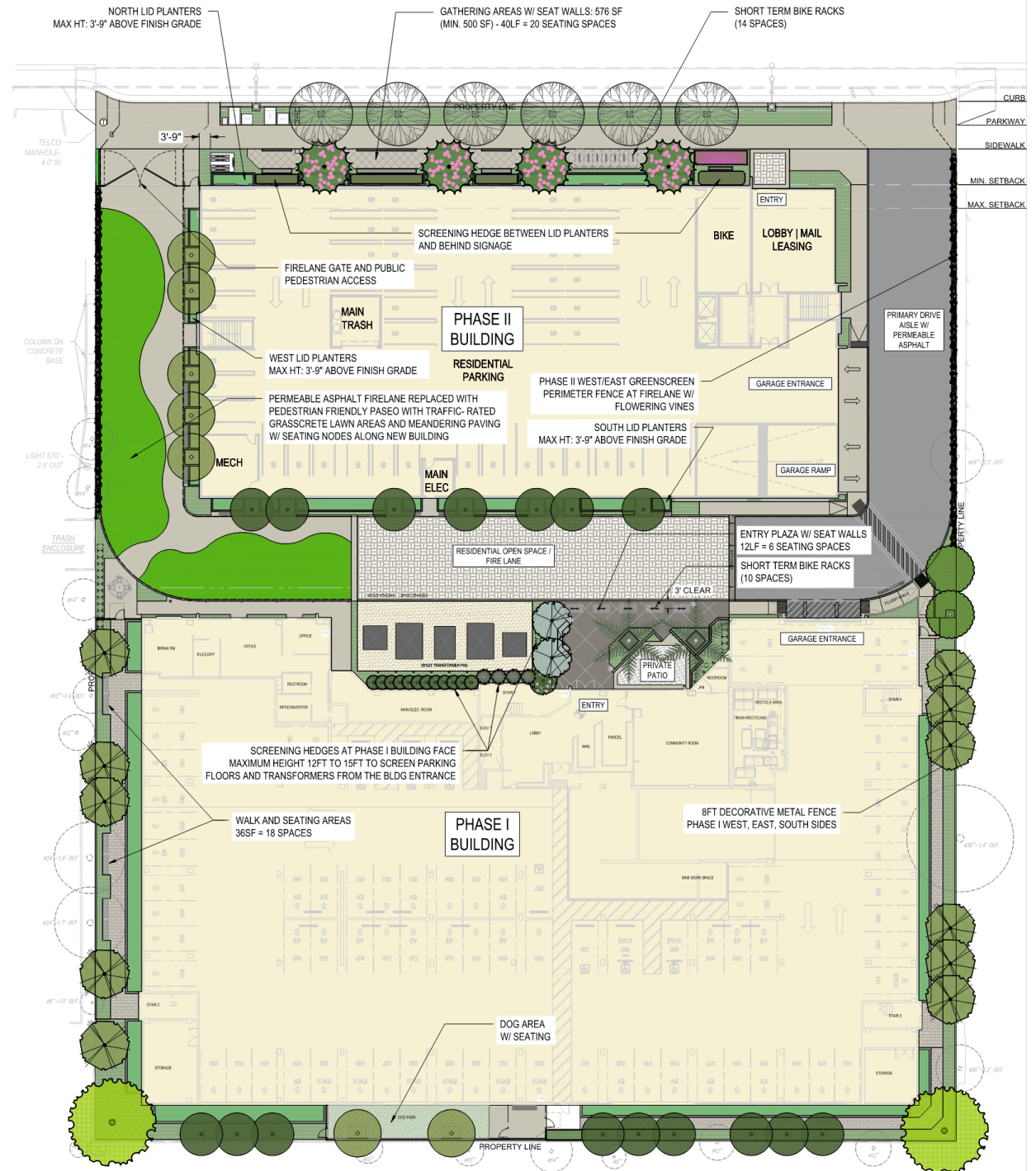
SCALE: 3/32" = 1'-0"

03

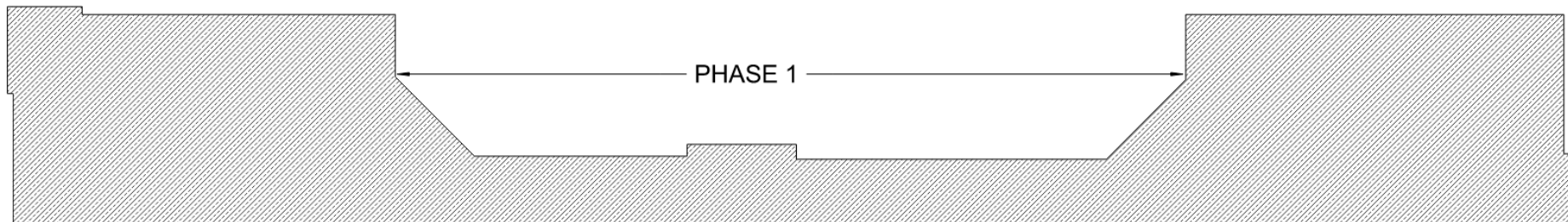
Phase II

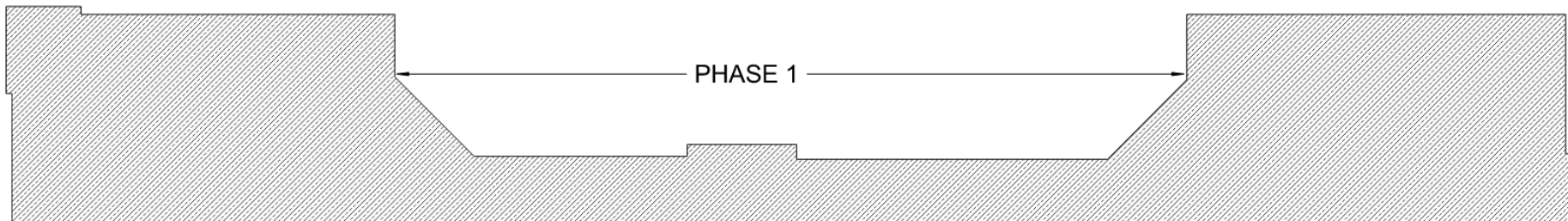
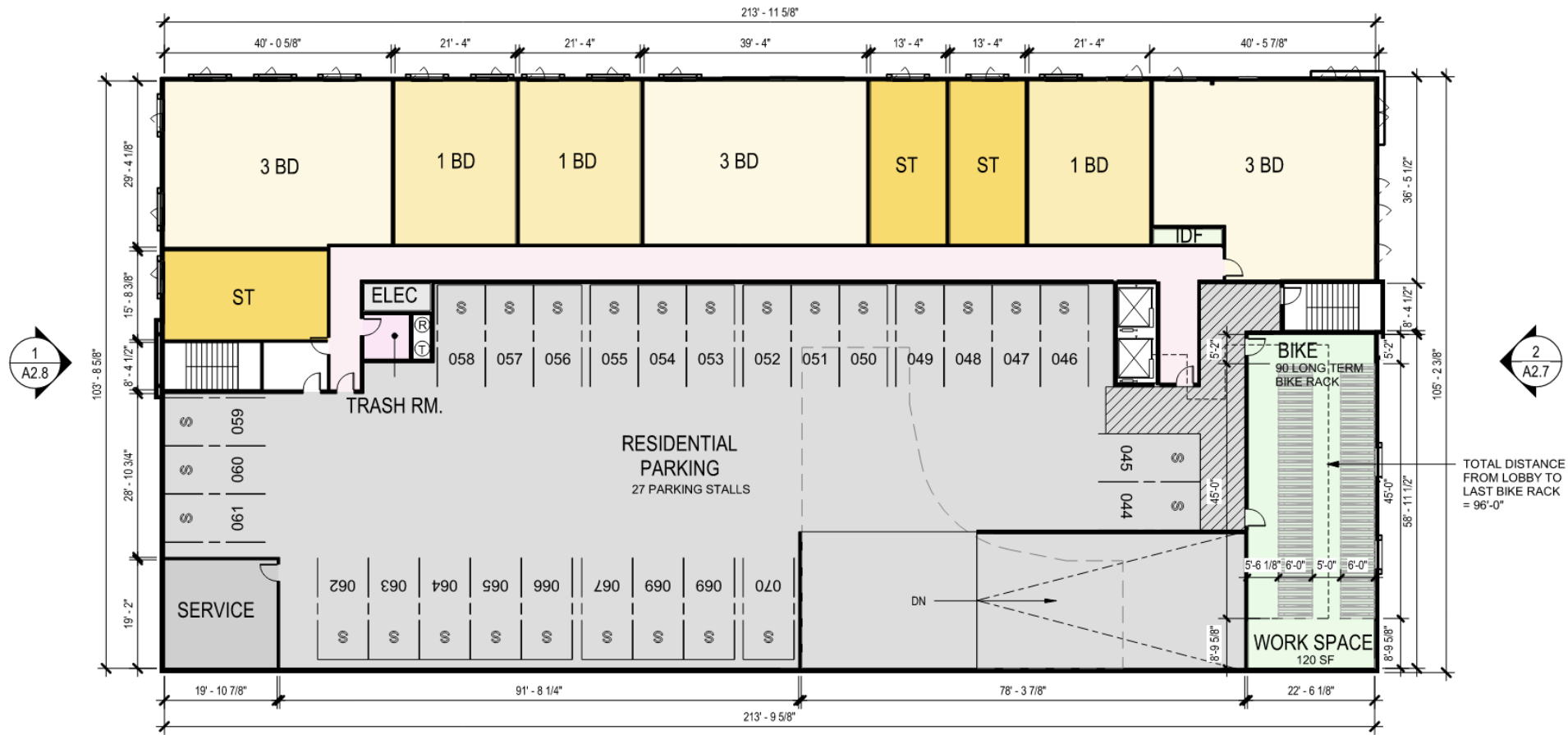


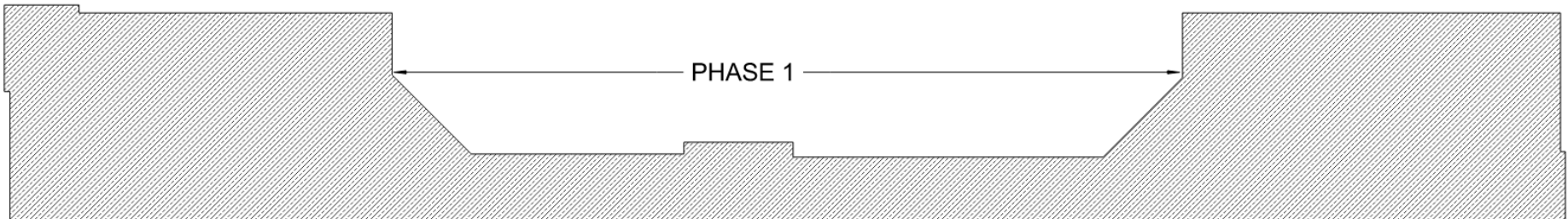
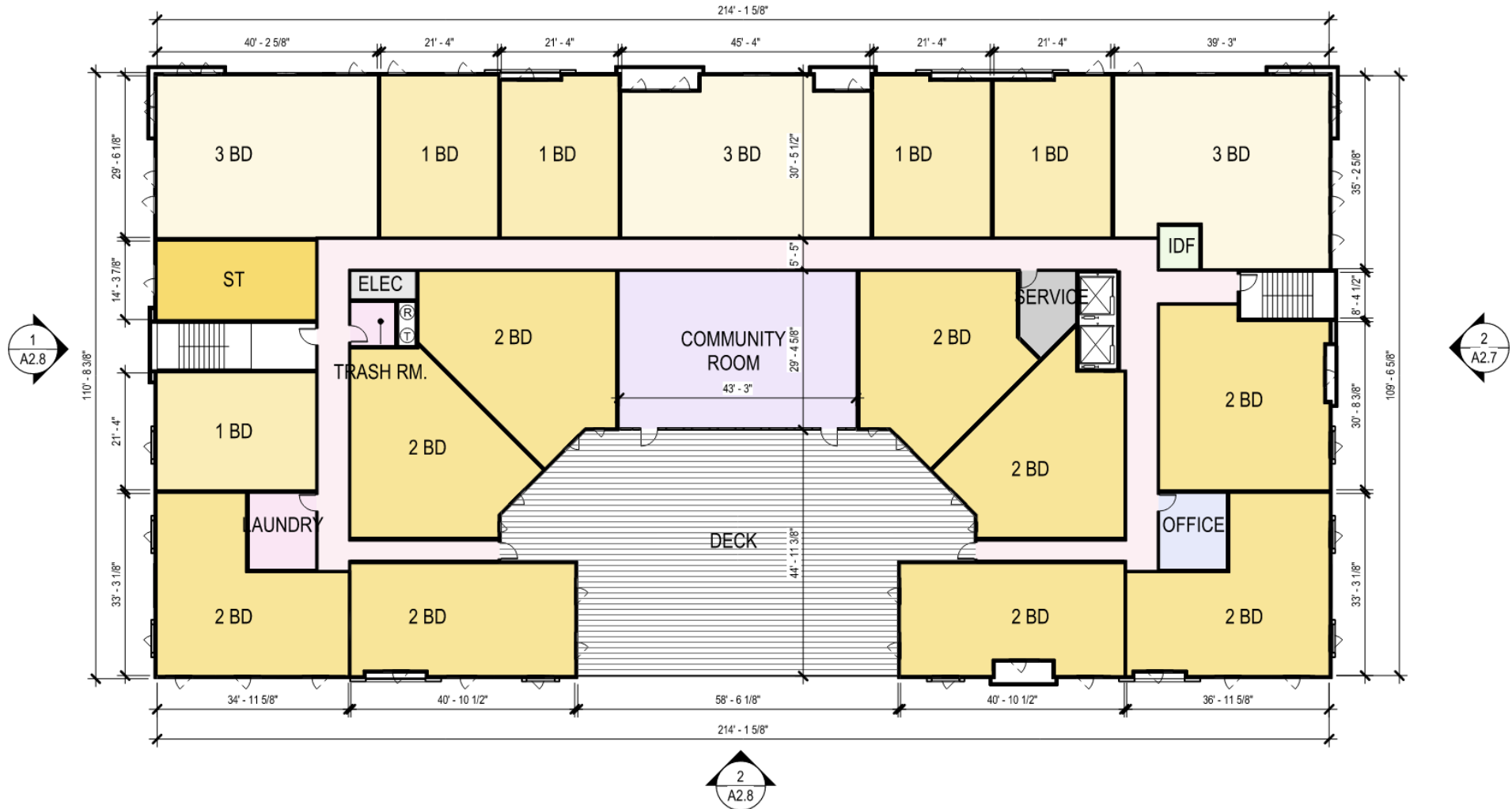
21300













**EAST ELEVATION-P2**  
SCALE: 3/32" = 1'-0"

**2**  
A2.7



**NORTH ELEVATION-P2**  
SCALE: 3/32" = 1'-0"

**1**  
A2.7



**WEST ELEVATION-P2**

SCALE: 3/32" = 1'-0"

1  
A2.8

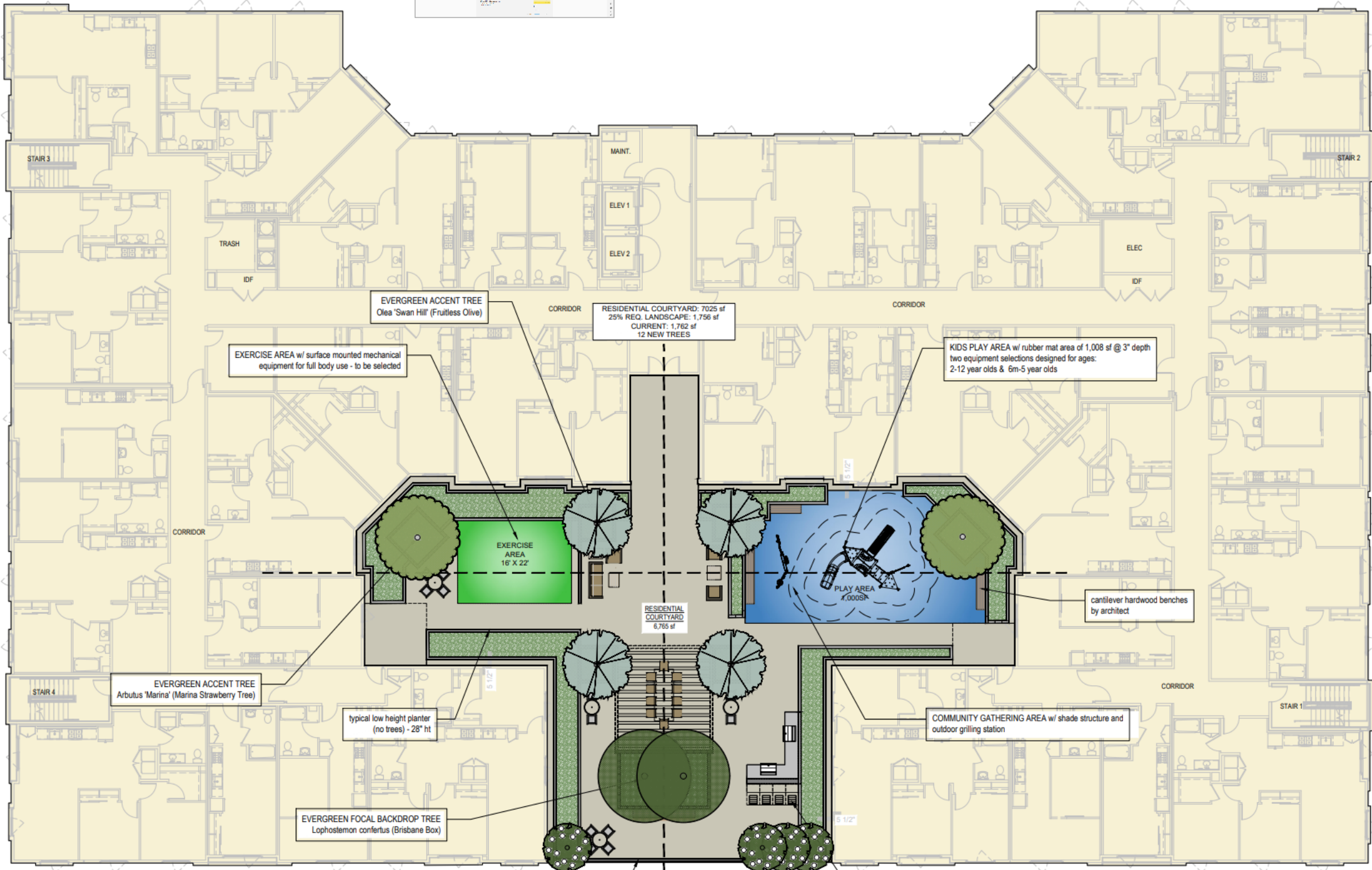


**SOUTH ELEVATION-P2**

SCALE: 3/32" = 1'-0"

2  
A2.8

Thank You



EVERGREEN ACCENT TREE  
*Olea 'Swan Hill' (Fruitless Olive)*

EXERCISE AREA w/ surface mounted mechanical equipment for full body use - to be selected

RESIDENTIAL COURTYARD: 7025 sf  
25% REQ. LANDSCAPE: 1,756 sf  
CURRENT: 1,762 sf  
12 NEW TREES

KIDS PLAY AREA w/ rubber mat area of 1,006 sf @ 3" depth  
two equipment selections designed for ages:  
2-12 year olds & 6m-5 year olds

EXERCISE AREA  
16' X 22'

5' 1/2"

5' 1/2"

5' 1/2"

5' 1/2"

RESIDENTIAL COURTYARD  
6,765 sf

cantilever hardwood benches  
by architect

EVERGREEN ACCENT TREE  
*Arbutus 'Marina' (Marina Strawberry Tree)*

typical low height planter  
(no trees) - 28" ht

COMMUNITY GATHERING AREA w/ shade structure and  
outdoor grilling station

EVERGREEN FOCAL BACKDROP TREE  
*Lophostemon confertus (Brisbane Box)*

STAIR 1

STAIR 3

STAIR 4

MAINT.

ELEV 1

ELEV 2

ELEC

TRASH

IDF

IDF

STAIR 2

CORRIDOR

CORRIDOR

CORRIDOR

CORRIDOR