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Contact Media Relations

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*Metro is more than halfway to its goal of building 10,000 homes on Metro properties with over 5,000 completed, in construction, or in negotiations*

The Los Angeles County Metropolitan Transportation Authority (Metro) continues to build on its commitment to grow its transit-oriented housing portfolio to 10,000 homes by 2031. Today, Metro joined A Community of Friends (ACOF) to mark the completion of construction of Lorena Plaza, a mixed-use housing development for low-income households, with half the apartments prioritized for veterans who are low income or experiencing homelessness.

“Projects like Metro’s Lorena Plaza exemplify a viable path to providing Angelenos with stable housing and opportunities through the Metro Joint Development Program—a program I had the honor of directing as Chair of Metro two years ago. Our goal was to create 10,000 housing units on Metro-owned properties by 2031, with at least half designated as affordable,” said Hilda L. Solis, Los Angeles County Supervisor and Metro Board Member. “Today, we celebrate not only one of many new affordable housing projects in the First District but also the collaboration of partners like A Community of Friends, who are crucial in working together to create meaningful solutions to housing challenges in Boyle Heights and throughout Los Angeles County.”

Lorena Plaza, located just north of the Metro E Line Indiana Station in Boyle Heights, is also served by Metro bus line 106 servicing Montebello to Monterey Park. The new four-story apartment building features 48 income-restricted homes above 7,500 square feet of community serving retail space. Lorena Plaza offers studio, one-, two-, and three-bedroom apartments to families earning 30% – 50% of Area Median Income (AMI). Thirty-two of the apartments will be set aside as supportive housing for households earning up to 30% of AMI, while the remaining 16 apartments will be set aside for households earning up to 50% of AMI. In addition to housing, Lorena Plaza will also provide supportive services including case management, life skills classes, family and children’s services, and substance use recovery assistance to its tenants. Residential amenities include on-site offices for management and service providers, on-site laundry, a community room, a children’s play area and an outdoor courtyard.

“I remember being here when this was a construction site and had been unable to break ground for more than 15 years because of red tape,” said Los Angeles Mayor and Metro Board Member Karen Bass. “By taking bold action, we broke away from the old ways of doing things and replaced it with a new approach focused on solutions, results, and speed. I am glad to be here today to celebrate the opening of Lorena Plaza, which will serve Veterans and families.”

Metro’s Vision 2028 Strategic Plan encourages the development of affordable housing near transit to give more people, especially in low-income communities, better access to transit. In 2021, the Metro Board established a goal of expanding Metro’s housing portfolio through the Joint Development program to 10,000 homes by 2031, with at least 5,000 of the apartments to be restricted at affordable rents for lower and moderate-income households. To meet the goal, Metro has partnered with local developers to increase the supply of high-quality housing on Metro properties, especially income-restricted apartments. In addition to providing much-needed housing, these new projects can advance many community development goals and serve as a gateway to the Metro transit system.

“We’re excited to welcome 48 families to new transit-connected homes at Lorena Plaza,” said Stephanie Wiggins, Metro CEO. “Housing and transportation are the two biggest household expenses for families, so by building affordable housing near transit through our Joint Development Program, we are giving a big hand to families who need it most. Metro is proud to do all we can to ease the housing shortage in LA County and make this region a more affordable, vibrant, and sustainable place to live.”

Lorena Plaza is Metro’s first Joint Development housing project to open in 2025 as part of its ambitious effort to bring more affordable, transit-oriented housing to Los Angeles County.

“A Community of Friends is thrilled to see the completion of Lorena Plaza, a permanent supportive housing community that we have worked so long to bring to fruition,” said Dora Leong Gallo, president and CEO of the organization. “We thank our many partners – from the community, our lenders, contractors, city and county partners, and Metro –

for helping us reach this milestone.”

This summer, another Joint Development project, Santa Monica Vermont Apartments, will open and provide 187 apartments and retail spaces, including a health center and food court, focused on local businesses at the Vermont/Santa Monica Metro station. In 2024, dedication ceremonies were held for La Veranda and Los Lirios, both mixed-use housing developments for low- and moderate-income households in Boyle Heights.

For more information on Metro’s Joint Development program, please visit <https://www.metro.net/jd>.

### **About Metro**

The Los Angeles County Metropolitan Transportation Authority (Metro) is building the most ambitious transportation infrastructure program in the United States and is working to greatly improve mobility through its Vision 2028 Plan. Metro is the lead transportation planning and funding agency for L.A. County and carries nearly 1 million boardings daily on a fleet of 2,200 low-emission buses and seven rail lines.

### **About A Community of Friends**

A Community of Friends (ACOF) has been the leading nonprofit permanent supportive housing developer in Southern California since 1988. Its mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness. ACOF currently has 49 buildings in its portfolio in Los Angeles, Orange, Riverside, and Ventura counties, which provide homes for nearly 3,000 people, including more than 650 children.

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