

# AFFORDABLE HOUSING SUCCESS STORY



## THE REMI

1216 NADEAU STREET, LOS ANGELES, CA 90001

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### KEY STATS

**Developer:** Affirmed Housing

**Architect:** BSB Design

**Financing:** Capital One, Red Stone Equity Partners, Los Angeles County, the California Tax Credit Allocation Committee, and Century Housing

**Income Range:** Low income and formerly homeless seniors

**Total Units:** 92

### PROJECT OVERVIEW

The Remi is a 92-unit affordable housing community that provides permanent supportive housing for low-income and formerly homeless seniors. This six-story development includes a mix of studio and one-bedroom apartments and is 100% affordable, helping meet a critical housing need in South Los Angeles.

Using incentives from California Assembly Bill 1763, the project was able to increase its allowable density and height, allowing more units to be built on a compact infill site. This approach maximizes land use efficiency while keeping the focus on long-term affordability. On-site amenities include supportive service offices, a community room, and a landscaped courtyard, creating a stable and secure environment for aging in place.

Located near major transit routes, the development ensures residents have easy access to transportation, healthcare, and essential services. The building's design is contemporary but modest, using durable materials and practical layouts to support resident comfort and energy efficiency.

The Remi directly addresses the growing need for affordable senior housing in Los Angeles. By combining efficient land use, supportive services, and transit accessibility, it offers residents a foundation for stability and independence – while contributing to broader community goals of housing equity and neighborhood revitalization.





## COMMUNITY IMPACT

The Remi responds directly to the growing need for senior housing in the region, particularly for those living on fixed incomes or recovering from housing instability.

Architecturally, The Remi is efficient and context sensitive. The six-story building elevates residential units above a ground-floor base that includes offices for supportive services, a community room, and management space. Durable materials like Hardie siding in red and gray tones, paired with sunshade elements, give the building a clean, modern appearance that fits its commercial corridor setting. A central courtyard provides natural light, ventilation, and a secure open space for residents to gather.

Built on a compact infill site, The Remi uses California Assembly Bill 1763 to increase height and density by 80 percent. This allowed the project team to maximize housing on limited land without displacing existing uses or compromising livability. The site's location along a major transit corridor gives residents reliable access to essential services including health care, groceries and transit.

The Remi was designed with senior residents in mind. Units are modest but comfortable, and the building's layout encourages safety and connection. On-site services help residents age in place with stability and independence. These features reduce isolation and emergency service reliance, particularly for those transitioning out of homelessness.

The project also improves the surrounding neighborhood by activating a previously underused site and enhancing street safety. Its modest but thoughtful design respects the community while contributing to its revitalization.

The Remi is a clear example of how affordable housing can be delivered strategically and sensitively in a high-need area. By leveraging public policy, integrating services and responding to local conditions, it provides real solutions for one of the city's most vulnerable populations.

## SOLVING CHALLENGES

The Remi faced significant design and site challenges that required deliberate, context-sensitive solutions. As a high-density, six-story development on a narrow infill parcel in South Los Angeles, the project had to fit within a low- to mid-scale commercial corridor while delivering 92 units of supportive senior housing.

One of the most pressing challenges was managing the building's mass in a neighborhood without surrounding structures of similar scale. To address this, the design team broke down the building visually using strong horizontal elements, varied materials and recessed features. The ground level was designed with transparency and activity in mind, placing community rooms and service spaces along the street to create the feel of a retail frontage. Though the program didn't include retail, the building was designed to read like







it belonged in a mixed-use environment, helping it blend with adjacent commercial properties and activate the public realm.

The corner site also required careful treatment to ensure pedestrian safety, street engagement and neighborhood compatibility. With no residential parking included due to its transit-rich location, the team was free to allocate ground-level space to resident-focused uses instead of driveways or parking access. This helped foster a stronger connection to the street and improved the building's presence along the corridor.

Breaking up the mass above the ground level was another priority. The design uses color, sunshades and articulation to reduce the perceived scale and avoid the flat, institutional feel common in some affordable housing. These visual moves help integrate the building into the existing urban fabric without overwhelming it.

The design also had to account for the lack of density around the site. Without adjacent tall buildings, The Remi needed to “plug in” to the neighborhood in a broader way – considering not just immediate adjacencies but how it would relate to the larger transit corridor and urban context.

Through this approach, the project overcame site, massing and contextual hurdles to deliver a high-impact, high-density development in a challenging location. The Remi stands as a strong example of how thoughtful design can overcome infill constraints while contributing positively to the neighborhood.