# Sage Park Apartments

1302 W 177th St.
Gardena, CA 90248

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**LEA: Los Angeles Unified School District**

**ARCHITECT:** Steinberg Architects  
**DEVELOPER:** BRIDGE Housing

<table>
<thead>
<tr>
<th><strong>PROJECT DESCRIPTION</strong></th>
<th>90 units: 29 one-bed; 31 two-bed; 30 three-bed</th>
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</thead>
<tbody>
<tr>
<td><strong>AMI LEVELS</strong></td>
<td>30–60% AMI (9 units at 30% AMI, 18 units at 40% AMI, 36 units at 50% AMI)</td>
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<td><strong>RESIDENT BREAKDOWN</strong></td>
<td>Open to the public but prioritized LAUSD employees working within a three-mile radius and district employees outside of the area</td>
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<td><strong>LEASE LIMIT</strong></td>
<td>N / A</td>
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<td><strong>AMENITIES</strong></td>
<td>Fitness room, community room, laundry facilities, computer lab, community garden, courtyards</td>
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<tr>
<td><strong>PARKING</strong></td>
<td>Surface parking</td>
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<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td>$28,000,000</td>
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<td><strong>FINANCING INFORMATION</strong></td>
<td>Financed by 9% LIHTC credits, energy credits, a 66-year land lease donation from LAUSD, and loans/funding from Wells Fargo, California Community Reinvestment Corp. and the Los Angeles Housing and Community Investment Department</td>
</tr>
</tbody>
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1 Project Staff Report (ca.gov)  
2 Sage Park Helps Meet the Housing Needs of L.A. School Employees | Housing Finance Magazine  
3 Sage Park - BRIDGE Housing  

Source: BRIDGE Housing