

# Norwood Learning Village

2003 Oak St.  
Los Angeles, CA 90007



## LEA: Los Angeles Unified School District

ARCHITECT: [WHA](#)

DEVELOPER: [Thomas Safran & Associates](#)

GENERAL CONTRACTOR: [Alpha Construction](#)

PROJECT DESCRIPTION	29 units: 13 one-bed; 7 two-bed; 9 three-bed <sup>1</sup>
AMI LEVELS	30–45% AMI (3 units at 30% AMI, 3 units at 40% AMI, 13 units at 45% AMI) <sup>1</sup>
RESIDENT BREAKDOWN	Open to the public/large families but priority given to LAUSD employees <sup>1</sup>
LEASE LIMIT	N/A
AMENITIES	Community room, fitness center, library, TV lounge, laundry facilities, courtyard <sup>2</sup>
PARKING	Subterranean parking <sup>1</sup>
TOTAL PROJECT COST	\$16,550,417 <sup>1</sup>
FINANCING INFORMATION	Financed by 4% LIHTC credits, a land lease donation from LAUSD, and loans/funding from Union Bank, Los Angeles Housing and Community Investment Department, and California Housing and Community Development <sup>1</sup>

<sup>1</sup> Project Staff Report (ca.gov)

<sup>2</sup> Norwood Learning Village - Thomas Safran & Associates

Source: WHA (whainc.com)