



Sage Park Apartments

1302 W 177th St.
Gardena, CA 90248

LEA: Los Angeles Unified School District

ARCHITECT: [Steinberg Hart Architects](#)

DEVELOPER: [BRIDGE Housing](#)

GENERAL CONTRACTOR: [Portrait Construction](#)

PROJECT DESCRIPTION	90 units: 29 one-bed; 31 two-bed; 30 three-bed ¹
AMI LEVELS	30–60% AMI (9 units at 30% AMI, 18 units at 40% AMI, 36 units at 50% AMI) ¹
RESIDENT BREAKDOWN	Open to the public but prioritized LAUSD employees working within a three-mile radius and district employees outside of the area ²
LEASE LIMIT	N / A
AMENITIES	Fitness room, community room, laundry facilities, computer lab, community garden, courtyards ³
PARKING	Surface parking ¹
TOTAL PROJECT COST	\$28,000,000 ¹
FINANCING INFORMATION	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 ¹

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