



TOYON Gardens

3127 W. 147th Street, Gardena, CA



ACCEPTING APPLICATIONS

SEPTEMBER 1, 2026,

FOR MOVE-INS BEGINNING DECEMBER 2026!



Located in **Gardena, CA**: Toyon Gardens Apartments is an affordable apartment community for families and individuals whose gross annual income is **30%, 50% or 60%** of the Area Median Income.

Toyon Gardens features functional and thoughtfully designed one and two-bedroom apartment homes, including:



Open Kitchen layout



Energy-efficient features and appliances



Hard flooring throughout



Central AC and Heat



Modern finishes

AREA MEDIAN INCOME LIMITS – EFFECTIVE 05-01-2026

	30%	50%	60%
1 person	\$34,980	\$58,300	\$69,960
2 people	\$39,990	\$66,650	\$79,980
3 people	\$44,970	\$74,950	\$89,940
4 people	\$49,980	\$83,300	\$99,960
5 people	\$53,970	\$89,950	\$107,940



OCCUPANCY STANDARDS

To prevent underutilization or over-crowding, the occupancy guideline established dictates the following:

- **Studio units** – a minimum of 1 person and maximum of 2 people.
- **1 bedroom unit** – a minimum of 1 person and a maximum of 3 people.
- **2 bedroom units** – a minimum of 2 people and a maximum of 5 people.



There are a total of 15 studio (all 30%) units, 53 one bedrooms (of which 43 are 30%, 5 are 50%, and 5 are 60%) units. A total of 10 units are two bedrooms (2 are 30% units, 3 are 50% units, 4 are 60% units and 1 Manager's exempt unit).



Toyon Gardens is a **PET FRIENDLY COMMUNITY**, accepting 1 pet per apartment, at no more than 35 lbs. Inquire with Property Management for more details!



Everyone is to be given an equal opportunity to lease our apartments in strict accordance with current Fair Housing Legislation. The following are the standards of which to measure all applications for acceptability. This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.



Toyon Gardens offers accessible units and sensory units for applicants who require these features. A reasonable modification request may also be submitted for accessibility modifications by contacting **714-282-2520**, dialing **CA relay 7-1-1**, or by sending an email to toyongardens@solari-ent.com. A pre-application may also be submitted on the Affordable and Accessible Housing registry, at lahousing.lacity.org.



Contact us today!

Email: toyongardens@solari-ent.com
Call: 1-800-801-8440 ext. 7205
for an application.

LAHD
LOS ANGELES HOUSING DEPARTMENT

SOLARI
ENTERPRISES INC.



**ACCESSIBLE
COMMUNITY**