

# Encore Hall (Aka Triangle Square) Marketing Flyer

Developer Name: Mc Cormack Baron Management  
Property Management Company Name: FPI Management  
Property Name: Encore Hall (Aka Triangle Square)  
Property Address: 1602 N IVAR AVE HOLLYWOOD CA 90028  
Open for Marketing:  
Pre Application Open Date: 06/18/2024  
Pre Application Close Date: 07/01/2024  
Lottery Dates:

## **Property Application Information**

Property Management Contact Name: Roxana Rubio  
Property Management Contact Title: On-Site Manager, Property Manager  
Property Management Contact Email: roxana.rubio@fpimgt.com  
Property Management Contact Phone Number: 323-466-4372  
TTY/TDD: 711  
Property Website: <https://www.trianglesquareapts.com/>  
Rental Application Link:  
Methods of how applications will be provided and accepted:  
1st Method of how applications will be provided and accepted: Via Electronic Mail  
2nd Method of how applications will be provided and accepted: Via Mail  
3rd Method of how applications will be provided and accepted: via fax  
4th Method of how applications will be provided and accepted:  
Mailing Address for Application: 1602 IVAR AVE., HOLLYWOOD, CA 90028  
Fax Number: (323) 466-7104

## **Property Information**

Housing Type: Apartments  
Year Built: 2007  
Housing Program: Combination of Non-CES and Referral-based Non-CES  
Shared Living Facility: No  
Pre-Application fee:  
Credit Screening Fee: 25.00  
Property Description: Close, convenient and comfortable, Triangle Square Apartments is the nation's first affordable lesbian, gay, bisexual and transgender (LGBT) housing development of private, individual apartment homes. On-site services provided by the Los Angeles LGBT Center address the health, social and recreational needs of LGBT seniors and make Triangle Square Apartments one of the most popular and exciting senior LGBT-friendly housing communities for all elders 62 and over. Our controlled access, energy efficient one- and two-bedroom homes offer European style cabinets

and Energy Star appliances including: refrigerator, range and hood and garbage disposal. Apartments also feature wall-to-wall carpeting, mini blinds and pre-wired telephone cable. Laundry facilities are located on every floor of the building. The apartments are centered around an open air courtyard where you can gather with friends around a sparkling pool, or you can meet new friends in the Robert W. Schutrum Community Room, which is open to all residents. The community room is also the site of over 70 monthly social, educational and enrichment programs and services, including a reduced cost lunch program for residents and their guests Monday through Friday. Triangle Square Apartments are located in the historic core of Hollywood at the corner of Selma and Ivar. Some of the nation's most popular attractions, restaurants and retail shops are just steps away. The apartments offer convenient access to public transportation, making it easy to get to West Hollywood, Downtown L.A. and the historic Silver Lake neighborhood. Triangle Square, It's Not Just An Apartment...It's Your Home.

Property Features: 1 Bedroom \$1,374 2 Bedrooms \$1,605

Units Available: 1 Person \$44,150-48,550 2 Persons \$55,450-56,760

Accessible Features: Conventional Units

Parking Type: Garage

Parking Fee: 0.00

Income Limits:

Referral Agency:

Support Services:

Rental Policy Info: 1 person: \$41,460- \$52,980 2 persons: \$49,590 -\$60,540 Rent is: \$1382.00 - \$1290.00 for 1 bedroom. Rent is: \$1653.00 - \$1544.00 for a 2 bedroom

Rental Special Notes: 62+ Senior Housing

Description of how applicant can request a Reasonable Accommodation:

[www.accesshousingla.org](http://www.accesshousingla.org)

Pre-Applications are available on [accesshousingla.org](http://accesshousingla.org)

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 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.