

# NoHo 5050 Marketing Flyer



Developer Name: Decro  
Property Management Company Name: Trillium  
Property Name: NoHo 5050  
Property Address: 5050 N BAKMAN AVE NORTH HOLLYWOOD CA 91601  
Open for Marketing: 02/09/2023  
Pre Application Open Date: 02/09/2023  
Pre Application Close Date: 03/09/2023  
Lottery Dates:

## **Property Application Information**

Property Management Contact Name: Dora Najera  
Property Management Contact Title: Regional or Compliance Manager  
Property Management Contact Email: DORAN@TRILLIUM-PM.COM  
Property Management Contact Phone Number: (562) 997-9200  
TTY/TDD: 711  
Property Website: <https://www.trillium-pm.com/>  
Rental Application Link: <http://accesshousingla.org/>  
Methods of how applications will be provided and accepted:  
1st Method of how applications will be provided and accepted: In person  
2nd Method of how applications will be provided and accepted: Email  
3rd Method of how applications will be provided and accepted: Fax  
4th Method of how applications will be provided and accepted: Mail  
Mailing Address for Application:  
Fax Number:

## **Property Information**

Housing Type: Apartments  
Year Built: 2022  
Housing Program: Combination of CES and Non-CES units  
Shared Living Facility: No  
Pre-Application fee:  
Credit Screening Fee:  
Property Description: NoHo 5050 Apartments is a new construction development in Council District 2. The project is to be constructed as a new 5-story building: four stories of Type V-A construction over 1 story of Type I construction at grade. The project will be comprised of 40 units of which seven will be affordable and part of the lottery, one

manager's unit, and 32 referral-based units. The building will have 4 studio apartments, 28 one-bedroom apartments, and 7 two-bedroom apartments along with 1 manager apartment.

Property Features: The project amenities will include a laundry room, learning center, community room, bicycle parking, support services spaces, and landscaped open space at the ground and roof levels.

Units Available: 40

Accessible Features: Lowered Counter and vanity height, Lever handles on doors and faucets, accessible peephole, accessible light switches, wide doors, toilet grab bars, bath grab bars, accessible toilet height and accessible elevators.

Parking Type: On Street

Parking Fee: 0.00

Income Limits:

Referral Agency:

Support Services:

Rental Policy Info:

Rental Special Notes: All applicants must fill out their application legibly and accurately. Incomplete, or falsified applications will be denied. All applicants will be asked if they require any accessible or adaptable units and the waiting list will be sorted according to the applicants who require these units first, priority will be given to applicants with accessible or adaptable unit needs. A rental application must be completed for each person age 18 or older. All applicants must show proof of a state or federal issued photo ID, which must be verified with the information on the rental application. If an applicant's ID cannot be verified it is grounds for rejection. All requested information or documentation must be supplied within 72 hours from the date of the holding deposit. Failure to supply or failure to timely supply the requested information is grounds for rejection. A rejected applicant may not reapply for a period of six months. Credit history may not include derogatory credit. A copy of the credit history will be obtained through an outside agency. All applicants must have an income of at least 2.0 times the rent. Written verification or proof of all income such as current month bank statement, last 3 months of paycheck stubs or last year's tax returns must be provided. If you have income from child support, disability, or retirement, you must provide proof of them. All applicants must have good rental history, and/or have good mortgage payment history, written verification from the landlord and/or previous landlord maybe required. If renting for the first time, an additional deposit may be required depending on your particular situation. Any applicant with a public record of an unlawful detainer action or an eviction, owing another landlord or apartment community money and/or having negative rental history will automatically be denied. NO EXCEPTIONS! Bankruptcies: Bankruptcy must have been discharged. There can be no new negative credit and the bankruptcy cannot have affected previous landlords. Following the discharge, the applicant must have positive, independent rental history. The applicant will be considered under these conditions. Applicants may be rejected for conviction of fraud, theft, drugs, assault and battery or a violent crime, misdemeanor, or for other convictions of illegal activity. All applications will be processed and reviewed. Depending on each individual situation, credit will be taken into consideration with all of the rental qualifications listed above. Additional deposits may be required depending on your particular situation. Denied applicants or conditional approvals will be notified in writing of the reason for denial or conditional approval. This housing is offered without regard to race, color, religion, sex,

gender identity and expression, family status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law. Reasonable Accommodations will be offered in connection with the application process upon request. Applications can be obtained by visiting [accesshousingla.org](http://accesshousingla.org) or requested by mail or in person from the office.

Description of how applicant can request a Reasonable Accommodation: In writing with the property manager, in person or via email.

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.

