



NOHO 5050

5050 N Bakman Ave
North Hollywood, CA 91601

NOHO 5050 announces the Fall 2023 opening of a new apartment community in the City of Los Angeles

7 Affordable Family Units and 32 Supportive Housing designed for homeless households referred by Downtown Women's Center along with LACDA and LAHD



Development Details

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.

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. Supportive services will be provided by Downtown Women's Center.





UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change)

Bedroom Size	# Units	Most Restrictive AMI %	# Mobility Units	# Hearing/Vision Units
2 Bedroom	1	50%		
2 Bedroom	6	60%	1	1
1 Bedroom	28	30%	4	2
Studio	4	30%	1	1

A lottery will be held for the seven affordable family units and the open interest period will be from February 9, 2023, to March 9, 2023, and the lottery will be held March 23, 2023. If you are interested in participating in the lottery, please visit accesshousingla.org to submit the HRM application to be entered into the lottery or email noho5050apts@trillium-pm.com for additional information, or call 818-396-1817 for recorded message on how to be entered into the lottery. Applications will not be accepted just names to be entered into the lottery. Applications will be provided in the order of the random lottery draw after the conclusion of the lottery.

As required by City of Los Angeles Housing Department, and other funding Agencies, mobility/hearing/sight impaired households will have priority for (6) six units designed for mobility impaired and (4) four units designed for hearing/sight impaired.

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change.

Accessible Units and/or units with accessible features are available and interested individuals must indicate the need for a specific unit when submitting their interest to participate in the lottery.

Individuals with a disability have the right to request and receive reasonable accommodations, including the right to ask for auxiliary aids and services, communications in alternative formats, as well as information on how to make such requests.

This property will be professionally managed by:
 Trillium Property Management
www.Trillium-pm.com
 562)997-9200
 TTY/TDD Number 711



<p><u>San Fernando Valley:</u> LA Family Housing 7843 Lankershim Blvd North Hollywood, CA 91605 (818) 982-4091</p>	<p><u>San Fernando Valley:</u> Ascencia's Access Center 1851 Tyburn Street Glendale, CA 91204 (818) 246-7900</p>	<p><u>San Fernando Valley:</u> San Fernando Valley Community Mental Health Center 14660 Oxnard St Van Nuys, CA 91411</p>	<p><u>San Gabriel Valley:</u> Union Station Homeless Services Adult Center 412 S Raymond Avenue Pasadena, CA 91105 (626) 240-4550</p>
<p><u>San Gabriel Valley:</u> VOA 4501 Santa Anita Ave El Monte, CA 91731 (626) 442-4357</p>	<p><u>San Gabriel Valley:</u> Eastern Region-Pomona Homeless Outreach 2040 N. Garey Ave Pomona, CA 91767 (909) 593-4796</p>	<p><u>Metro LA:</u> Volunteers of America 628 San Julian Street Los Angeles, CA 90014 (213) 624-4357</p>	<p><u>Metro LA:</u> Blesses Sacrament 6636 Selma Avenue Los Angeles, CA 90028 (323) 462-6311</p>
<p><u>Metro LA:</u> Exodus Recovery 1920 Marengo Street Los Angeles, CA 90033 (323) 221-2591</p>	<p><u>Metro LA:</u> Homeless Healthcare LA 2330 Beverly Blvd Los Angeles, CA 90057 (213) 744-0724</p>	<p><u>Metro LA:</u> Downtown Women's Center 442 S San Pedro St Los Angeles, CA 90013 (213) 680-0600</p>	<p><u>West LA:</u> Annenberg Access Center 503 Olympic Blvd Santa Monica, CA 90401 (310) 450-4050</p>
<p><u>West LA:</u> St. Joseph Homeless Ctr 404 Lincoln Blvd Los Angeles, CA 90291</p>	<p><u>West LA:</u> VA Greater Los Angeles Healthcare System 11301 Wilshire Blvd #402 Los Angeles, CA 90073 (310) 478-3711</p>	<p><u>East & South LA:</u> Whittier First Day 12426 Whittier Blvd Whittier, CA 90602 (562) 945-4304</p>	<p><u>East & South LA:</u> Our Housing Place Solutions 16429 Bellflower Blvd Bellflower, CA 90706 (562) 804-2189</p>
<p><u>East & South LA:</u> Long Beach Multi Svc Ctr 1301 W 12th Street Long Beach, CA 90813</p>	<p><u>South Bay:</u> Harbor Interfaith Services 670 W 9th Street San Pedro, CA 90731 (310) 831-0603</p>	<p><u>South Bay:</u> St. Margaret's Center 10217 Inglewood Ave Inglewood, CA 90304 (310) 672-2208</p>	<p><u>South Bay:</u> Mental Health America 456 Elm Avenue Long Beach, CA 90802 (562) 437-6717</p>
<p><u>Antelope Valley:</u> Diane Grooms AV Homeless Coalition dvgrooms@gmail.com</p>	<p><u>South Region:</u> Cities: Compton, Florence, Rosewood, Willowbrook</p> <p>Watts Labor Community Action Committee (WLCAC) 958 E. 108th St. Los Angeles, CA 90059 (323) 563-4721</p>	<p><u>North Region:</u> Cities: Crenshaw, West Adams</p> <p>Homeless Outreach Program Integrated Care System (HOPICS) 5715 S. Broadway Los Angeles, CA 90037 (323) 948-0444 x 131</p>	<p><u>South East/West:</u> Cities: Lynwood, Paramount, Windsor Hills</p> <p>Southern California Health and Rehabilitation Program (SCHARP) 2620 Industry Way, Suite C Lynwood, CA 90262 (310) 537-9780</p>



For the supportive housing units:

If you feel you may qualify for any of the supportive housing units please visit <https://www.lahsa.org/get-help> for information regarding the Coordinated Entry System and information on the access centers.

Applicants will be pulled from the CES system and CES alternate systems. To join the Coordinated Entry System, please visit: <http://ceslosangeles.weebly.com/>.

The service providers, Downtown Women's Center, will provide assistance with the application process by providing guidance to applicants in completing and organizing the property's project-based voucher and other programs' eligibility requirements.

All units will be direct referrals provided by the Los Angeles County Department of Health Services (DHS) or the Los Angeles County Department of Mental Health (DMH) from their Coordinated Entry System (CES) and first assessed for eligibility by Trillium for tax credit and other eligibility requirements.

Coordinated Entry System is a system of care for households experiencing homelessness that matches homeless individuals and families to housing and non-housing resources (such as medical supports) based on the individual needs.

Homeless household means a household made up of one or more individuals, other than individuals imprisoned or otherwise detained pursuant to state or federal law, who:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.
 - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Chronically Homeless is defined as:

- (1) An individual or family
 - (i) Is homeless and lives in a place not meant for human habitation, a safe haven, or





- in an emergency shelter; and
- (ii) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and (iii) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002))), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;
 - (iii) An individual who has been residing in an institutional care facility, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- (2) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all the criterial in paragraph (1) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.
 - (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all the criterial in paragraph (1) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Households comprised of ALL full-time students qualify only if they meet one of the exemptions as indicated in Section 42 of the Internal Revenue Code. Our complete Tenant Selection Criteria is available at the Rental Office upon request.

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expressions, familial status, national origin, citizenship status, immigration status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.

