



SEAGLASS

APPLICATIONS ACCEPTED SEPTEMBER 2026

ABOUT THE COMMUNITY

Seaglass will be a 51-unit affordable community, located at 12611, 12617, and 12625 S. Willowbrook Avenue in the Unincorporated Los Angeles County community of Willowbrook, CA 90222. The property will consist of 50 one-bedroom apartments and one unrestricted two-bedroom apartment for the on-site manager.

Fifty (50) supportive housing units will be designated for homeless individuals. All fifty (50) supportive housing units will be referred by the Los Angeles County (DHS) through their Coordinated Entry System (CES). Rental subsidies for these units will be provided by the Project Based Voucher (PBV) program administered by the Los Angeles County Development Authority (LACDA).

**ANTICIPATED OCCUPANCY:
SEPTEMBER 2026**

NONDISCRIMINATION POLICY

Seaglass is committed to providing an inclusive and diverse community. We do not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin in accordance with the Fair Housing Act.

REASONABLE ACCOMMODATIONS

Individuals with disabilities may request reasonable accommodations, structural modifications, accessible units, or auxiliary aids and services to ensure equal access to housing programs. If you or a member of your household has a disability and requires specific accommodations, modifications, or auxiliary aids and services to fully utilize our housing services, please reach out to our staff to request a reasonable accommodation form. Please call (909) 639-1825 for more information.



UNIT BREAKDOWN

Unit Type	AMI	Units	Rent
1-Bedroom (Supportive)	30%	50	PBV
2-Bedroom (Manager)	N/A	1	N/A
Total		51	

ADA ACCESSIBLE UNITS

Type	Units
Mobility Impaired	8
Sensory Impaired	6
Total ADA	14

Mobility/hearing/sight impaired households will have priority for eight (8) units designed for the mobility impaired and six (6) units designed for the hearing/sight impaired. Accessible units include: Grab Bars, Toilet with Grab Bars, Lowered Kitchen Cabinets and Wheelchair accessible Kitchen and Bathroom sinks and Talking Smoke/Carbon Monoxide Alarms with Flashing Light.

REFERRAL PROCESS

The service provider, Linc Cares, will provide assistance with the application process by providing guidance to applicants in completing and organizing the property's project-based voucher required documents and then referred to management for tax credit and other eligibility requirements.

LOCATION

12611, 12617, and 12625 S. Willowbrook Avenue
Willowbrook, CA 90222
(Unincorporated Los Angeles County)

INCOME RESTRICTIONS

Supportive Housing units are restricted to households earning up to 30% of the Area Median Income (AMI) for the County of Los Angeles. There is no minimum income requirement for these units. All units are subsidized under the Project-Based Voucher (PBV) program administered by The Los Angeles County Development Authority (LACDA).

PETS

Pet policy will follow the Pet-Friendly Housing Ordinance Number 2020-0001 of the Los Angeles County Municipal Code, Division 3, Chapter 8.70 (Exhibit A). A pet deposit will be required unless considered a service animal.

Our community follows a Housing First approach by providing access to permanent housing with minimal barriers to entry. Housing is not contingent upon participation in supportive services, treatment, sobriety, or employment. Voluntary services are available to promote housing stability and resident success.

