

2024

IMPACT REPORT

BEACON HOUSING



Building a better tomorrow through affordable housing and educational, spiritual, and social opportunities.



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Our Mission

At Beacon Housing, we believe we are called to assist, with compassion and care, those who are vulnerable to homelessness to rebuild their lives in peace and stability. We do this by providing safe and low-cost accommodation options and education-centered supportive services, and by advancing innovative and collaborative affordable housing solutions.

Our Vision

Our vision is a caring community environment where every person can be empowered to achieve housing security and financial independence.

Our Core Principles

Education-Centered:

We strongly believe that knowledge is power, and we are proud to support those seeking to invest in their future through education.

Faith-based:

We were founded with the goal of spreading God's love and following in the footsteps of Jesus Christ to serve our community. We welcome people of all faith backgrounds who seek our services.

Caring and Compassionate:

Our approach is grounded in the basic values of care and compassion, without judgment.

Sustainable & Collaborative:

We believe that a sustainable future of housing for all means greater involvement from all members of the community, and encouraging the cross-pollination of ideas and efforts.

A Message From Our Board Chair

It is with great pleasure that I present the 2024 Annual Report, highlighting the remarkable achievements we've accomplished together. This year has been one of growth and impact, building on our existing programs while embracing new opportunities. We are truly amazed that we touched the lives of 294 individuals, providing support and stability in a time when it is needed most. The urgency of our mission has never been clearer, and our ability to continue this work is only possible because of you. As you explore this report, I hope you take pride in the impact we have made together. Thank you for your unwavering support. I hope you enjoy reflecting on all that we achieved in 2024!

Reid Samuelson

A Message From Our Executive Director

As I look back on 2024, I am filled with gratitude for the progress we have made in advancing safe, stable, and affordable housing while also empowering families and individuals through education. This year, we've not only provided homes but also opportunities, helping families build brighter futures through our programs and services and launching new programs to support housing retention. Hearing the stories of lives transformed, I am once again reminded of the urgency of our mission. Access to affordable housing is more than just a necessity; it's the foundation for stability, growth, and opportunity. Your support has made it possible for us to continue expanding our reach, strengthening our programs, and creating lasting change in our community. Thank you for being a part of our journey.

Palin Ngaotheppitak



Our Organization



Reid G. Samuelson
Board of Directors



Gary Awad
Board of Directors



Monica Rodriguez Lukesh
Board of Directors



Anne Soule
Administrator



Palin Ngotheppitak
Executive Director



Sarah Brown
Program and Communications
Associate



Flor Melgarejo
Educational Programs Lead
Instructor



Pete Rossel
Resident Manager- Garfield
Agape Court

Our Impact

**TOTAL
IMPACT**
294



HOUSING

LOWE HOUSE: 13

CASA DE ALEGRIA: 53

GARFIELD AGAPE COURT: 96

PROGRAMS

AFTER SCHOOL PROGRAM: 17

SUMMER PROGRAM: 19

WORKSHOPS & EVENTS: 76

ASSISTANCE

HELPING HAND: 9

TENANT SUPPORT PROJECT: 11

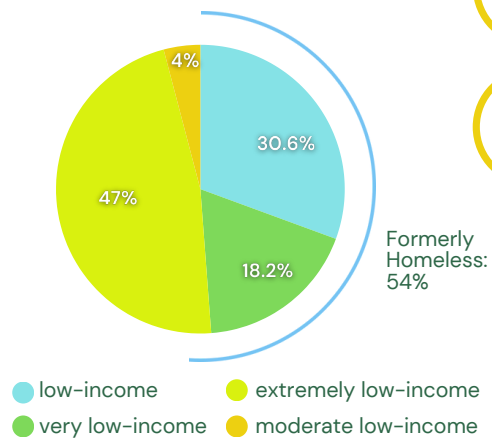


The average length of stay in our permanent housing is 8 years

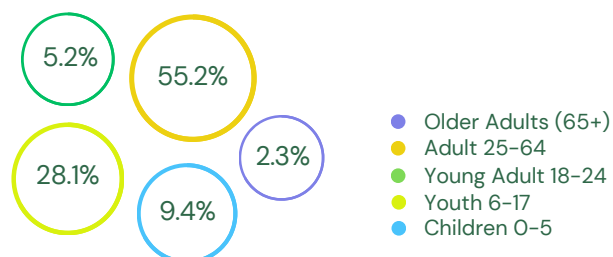
20% of our population lives with a disability



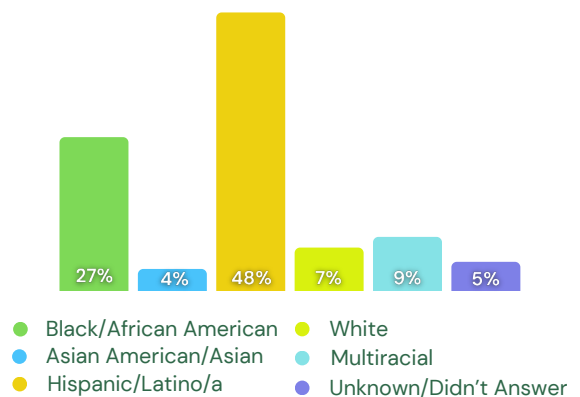
Tenant Profile- Income



Tenant Profile- Age



Tenant Profile- Race



Transitional Housing

Casa de Alegria

9 FAMILY UNITS WITH SHARED FACILITIES

2 YEAR TRANSITIONAL LIVING PROGRAM

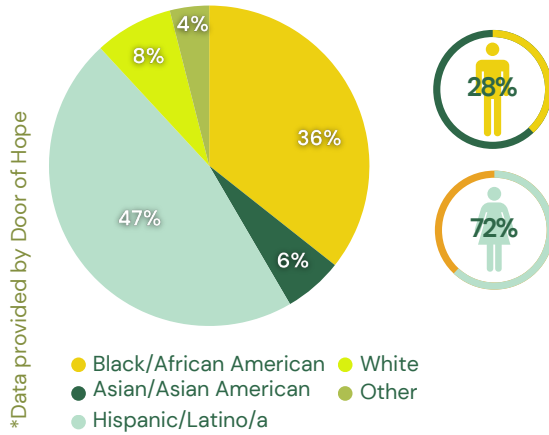


Casa de Alegria is a transitional living program that serves women and children who are survivors of domestic violence. The early 1900's craftsman-style home has nine private bedroom and bath units. In this transitional living program, each woman is assisted to enroll in an educational program during their stay (up to 24 months), to enable her to earn new qualifications to ensure long-term viability in the job market. This property is operated as a joint project with Door of Hope, who provides onsite services and day-to-day programming.

A Casa Story

In April of 2024, Natalie fled abuse by the father of her youngest daughter, an incident which prompted DCFS to temporarily remove her daughters from her custody while she entered a DV shelter. In July, Natalie came to Casa de Alegria and was able to begin visitation with her youngest and by August, Natalie's 2 year old was returned to live with her at Casa. By December, both of Natalie's girls had been returned to her custody in time to spend Christmas together. Since reuniting with her daughters, Natalie has focused on being the kind of parent she always wanted: present, emotionally safe, and nurturing. In January, Natalie took a step back from work to focus on completing her GED. Natalie is attending class in person 3 times a week, and recently began meeting with a math tutor to help her toward her goal of finishing early so she can return to the workforce and re-enroll in a Kinesiology program. When she is not in school, parenting, or doing homework, Natalie is engaging in the Door of Hope program, eager to take full advantage of the resources available to her and be a support to her fellow participants. Natalie has benefitted from the practical support of her case managers, the Job and Career and Housing Navigators, and readily seeks out staff for spiritual support, engaging in Bible study and every opportunity for prayer.

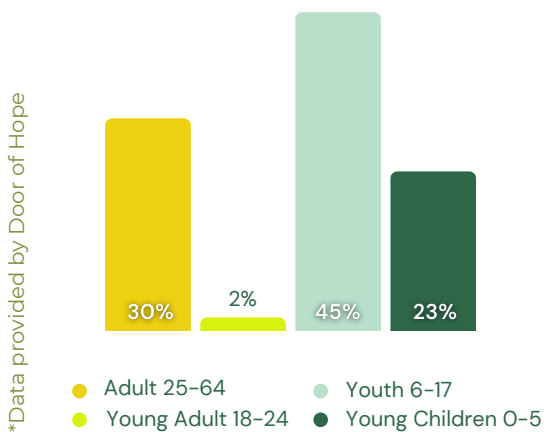
Tenant Demographics- Race



Renovations

Casa de Alegria got an exciting update with the addition of another unit to the property. Now, this transitional housing can house up to 9 moms and their children. Along with the added unit, the shared kitchen got a transformation making the space more functional for the families. The project was spearheaded by Door of Hope, our collaborator at the Casa de Alegria property. We are grateful for their initiative for this makeover and the opportunity to serve more families.

Tenant Demographics- Age





Affordable Housing

Lowe House

4 CERTIFIED LOW-INCOME HOUSEHOLDS

AFFORDABLE RENTAL HOUSING

Lowe House, located in Northwest Pasadena, serves those working towards self-sufficiency. The property provides affordable permanent housing for low-income individuals and families. Lowe House has a main house and a smaller back house. The main house has recently been renovated to provide two multi-bedroom units. All together, the property can provide affordable housing for up to 14 individuals.

A Lowe House Story

“My family and I have had the help of Beacon Housing for a couple of years now, and it truly has been a blessing in our lives. This foundation supported us during one of the toughest times we’ve ever faced as a family. When we were struggling to find a safe place for our family, your support gave us the stability we so desperately needed. Because of that, I was able to stay in school and graduate from college, something I once thought was out of reach. Beacon didn’t just help us keep a roof over our heads; it gave us breathing room, hope, and a chance to move forward.

The help of Beacon Housing has meant more than just financial relief, it has meant safety. Having a safe place while we were coping with my mom’s domestic violence situation and facing financial struggles truly change our story. Thank you from the bottom of our hearts.”

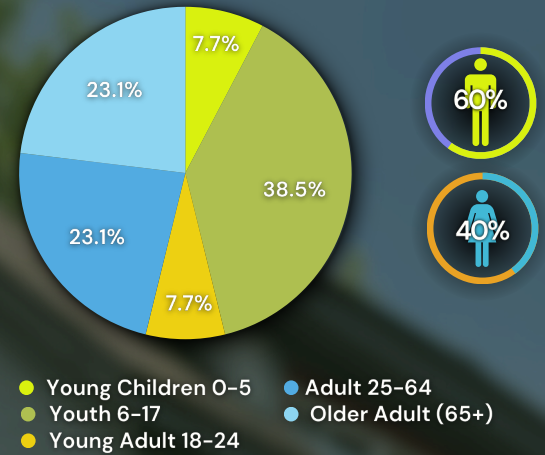
Lowe House in 2024

In 2024, Lowe House housed 13 individuals in our two main house units and two back-house units. The property is currently housing long-time tenant households, who have found stability and housing security here.

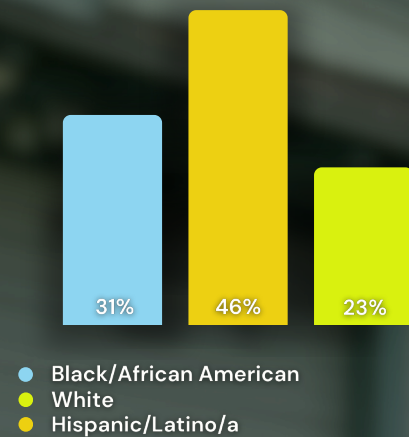
At the end of the year, one of our tenants relocated out of state. Subsequently, we undertook repairs to the unit to refresh it for a new tenant. We are excited for the opportunity to house more families in need in this newly available unit.



Tenant Demographics- Age



Tenant Demographics- Race



100% of Lowe House tenants have experienced homelessness



The average length of stay at Lowe House is 4 years

Affordable Housing

Garfield Agape Court

**43 CERTIFIED LOW-INCOME
HOUSEHOLDS**

AFFORDABLE RENTAL HOUSING

Located in Northwest Pasadena, Garfield Agape Court offers 43 units of various sizes at below fair market rates to low and very-low income individuals and families. The building is ideally situated close to public transportation and freeways. This building provides a community room, educational programs, workshops, laundry and a pool.

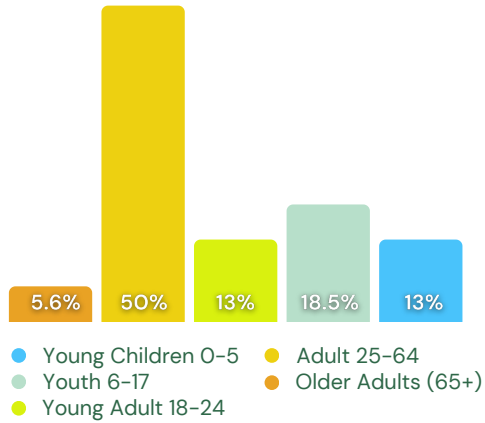
Parking Lot Repairs

With the support of the Ahmanson Foundation, Beacon Housing was able to undertake the much-needed task of repaving the entire parking lot at Garfield Agape Court (total area of 12,490 sq. ft.). The parking lot had potholes and uneven surfaces, not to mention being unsightly for residents.

The improvements helped to improve safety for our tenants, while also reducing maintenance and repair expenses over the long-term.



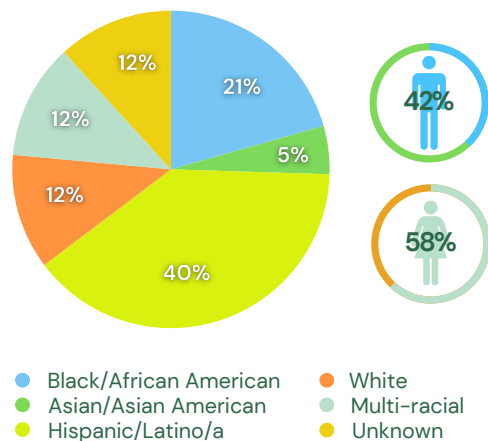
Tenant Demographics- Age



Renovations

Garfield had an amazing transformation in 2024 with the complete renovation of its community room. This room is widely used by the Garfield community, our educational programs, our workshops, event and so much more. The renovation of this space was much needed after nearly 30 years, and the addition of an ADA accessible powder room, new furniture, and a TV was the facelift it needed to become a functional space for the community. This project was made possible with the support of the Ahmanson Foundation.

Tenant Demographics- Race



Programs

Summer Enrichment Program

The program is designed to support the educational pursuits of underserved students from disadvantaged backgrounds in Northwest Pasadena. In 2024, the free program provided 19 students, ranging from Kindergarten to 5th grade, with a comprehensive summer learning experience combining rigorous academic development, outdoor and artistic activities, as well as a week of vacation bible school. The program continued our career exploration component, which paired speaker presentations with field trips to further students' exposure to different professions and see various jobs in action. This past year, with generous support from the San Marino Rotary Club, they went on field trips to The Huntington Library, Art Museum, and Botanical Gardens - where they got a tour of the Bonsai Gardens and heard from Ted Matson, the Curator of the Bonsai Collection - as well as to the USC Asia Pacific Museum, whose Education and Engagement Manager, Valentina Quezada, shared about her career journey. For most of the students, this was their first visit to both landmarks despite living and attending school in Pasadena. The students also had visits from Nick Taylor from the NASA Jet Propulsion Laboratory during our STEM-focused week and from the Pasadena Fire Department, whose team came with the fire engine and gave a presentation on fire safety.





My favorite part about homework club is that they help me with my homework and help me understand stuff like division...they also let me do activities and let me draw when we have free time.



10%

of households live with a disability

90%

of households have experienced homelessness

80%

of households in our program make less than the lower income limit

90%

of families enrolled in the program identify as Hispanic/Latino/a

After-School Program/Homework Club

Now in its 23rd year, the After School Program or Tutoring Club is free-of-charge, serving low-income students in kindergarten to 5th grade who reside in the Northwest Pasadena neighborhood, most of whom come from dual-language households. The program offers help with homework and enrichment in math, reading, and analytical thinking skills, while also aiming to instill a love of learning. Our program also aims to build the confidence of students in their academic pursuits. In 2024, we served 18 students for the entire school year with a financial grant from Macy's supporting our fall semester.

Holiday Angels Program

We were able to complete another successful year of our Holiday Angels Program! This year we provided surprises during Halloween and Christmas to our residents, students and families! During Halloween we received candy donations which we handed out in goodie bags to our residents at Garfield. During the Christmas season we provided all the family members at Casa de Alegria and the students in our after-school program with gift cards to various stores of their choosing. Thank you to everyone who donated, especially to St. James Episcopal Church for their ongoing support each year.

Services

Tenant Support Pilot Project

In June 2024, we collaborated with Kaimore to launch our Tenant Support Pilot Project, whose objective is to provide our tenants with an opportunity to work with a case worker to support their financial stability. This project offers services such as one-on-one case management, job search assistance, access to short term financial support, and educational workshops to support their housing retention. Throughout 2024, we served 11 individuals and provided over 170 hours of case management to support their housing retention. With the success of this pilot project, we will continue to provide this service to our tenants into 2025!



178.5
Hours of Case
Management



11
Individuals
served



Workshop Demographics



14 individuals
impacted

57%

of households in our
program make less than
the lower income limit

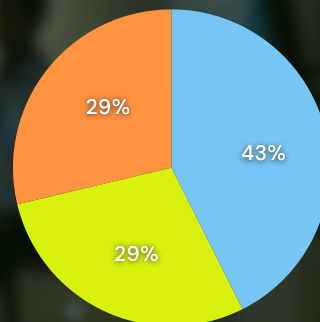
43%

of attendees live with a
disability

57%

of attendees have
children in their
household

Workshop Demographics- Race



29%



71%

● Black/African American ● Multi-racial
● Hispanic/Latino/a



Workshops

This year, in collaboration with Kaimore, we held a credit and credit repair workshop. Their speaker presented an outline of the basics of credit and with a focus on credit score. After sharing the foundation of basic credit knowledge, the speaker explored how one can repair and build their credit. Attendees were also able to directly ask questions. The workshop was also livestreamed in order to widen access to this knowledge. At the end of the workshop, we collected surveys to evaluate its relevance and learn what workshops our community is looking for in the future.

Site Visits

Site visits are an important way for community members and our partner organizations to see our housing programs in action and gain a deeper understanding about our services. We were delighted to share our work with a number of visitors this year, including representatives from Elizabeth House, La Canada Presbyterian Church, and Pasadena Community Foundation. We are deeply thankful for their time to learn about our work and explore new collaborative opportunities.

Free Tax Services & Annual Open House

In collaboration with Kaimore, Beacon Housing held another year of free tax services in February of 2024. We invited our residents and community members to Garfield Agape Court to get tax filing services and advice from certified tax professionals and VITA volunteers. With the help of the volunteers, we were able to assist 17 individuals through the service. On the same day, we held our annual Open House inviting our residents in for coffee and donuts to chat with the Beacon Housing team and answer any questions or voice any concerns they may have for us. This is a great way for us to connect with our residents and understand what needs they may have for us.



Events

28th Anniversary Celebration

On August 20th, we held our 28th Anniversary Celebration, inviting donors, staff, community partners, collaborators and many more to help us celebrate our many milestones over the last nearly three decades. During this event, we were honored to welcome Pasadena District 5 City Council member, Jess Rivas, who shares our commitment to affordable housing. We also heard from speakers including Board Chair Reid Samuelson and our tenant-turned-resident manager Pete Rossel, who shared about the impact of Beacon Housing on his family's life. We provided a tour of Garfield Agape Court and shared the many projects that we have planned at this and other properties. We were so proud to look back at how far we have come in the last 28 years. It touched our hearts to see our community come together and celebrate the many things that we have been able to accomplish together.





Charity Pickleball Tournament & Auction

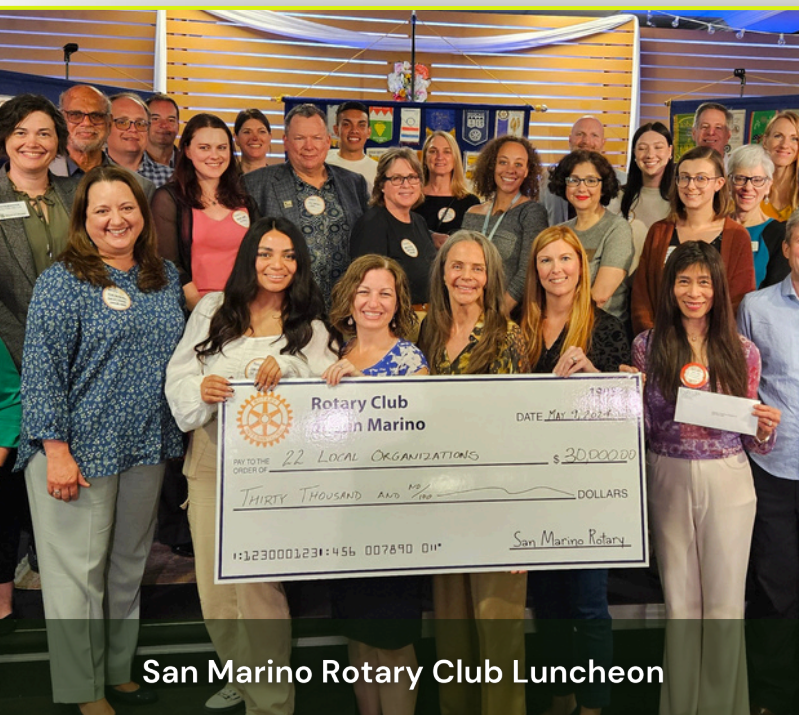
On March 17th, we held our second Charity Pickleball Tournament and auction to raise funds for our programs. Through the tournament and auction we were able to raise \$11,000 for our Tenant Support Pilot Project which was established to supply our tenants with resources such as one on one case management, job readiness, personalized financial plans, short term financial support and more! Held at the YMCA of the Foothills, our tournament this year grew with 16 teams participating and almost double the auction items available compared to last year. We are so thankful to our sponsors, item donors, players, volunteers, YMCA and those on the sidelines cheering them on. Congratulations to all the teams and see you in 2025!



Outreach

Sharing our Work | Connecting with our Community

Thank you to our partner organizations who invited us to be a part of their events and communities over the years! Beacon Housing is immeasurably grateful for your ongoing support, encouragement and advice, and we look forward to keeping our connections active for many years to come as we work together to build housing security for all.



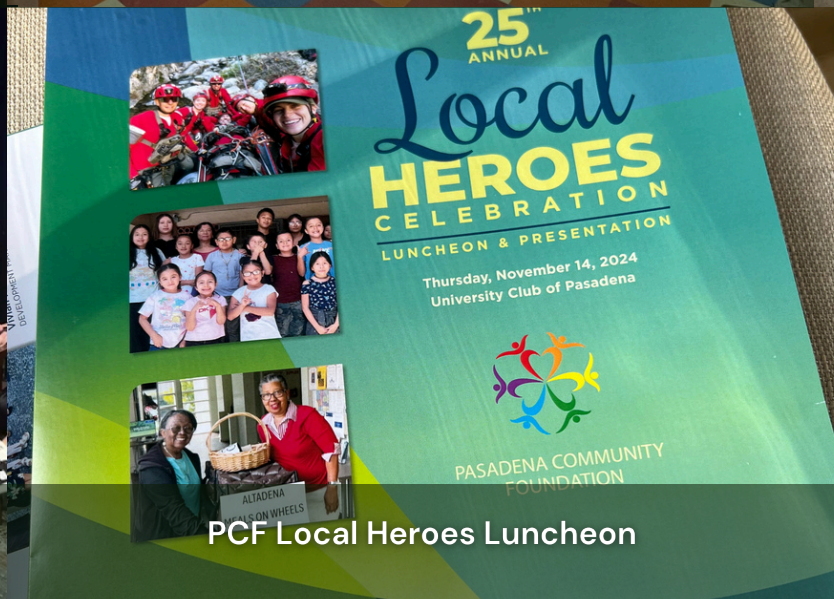
San Marino Rotary Club Luncheon



Tours of our Facilities



LA County 2nd Annual Faith Summit
(to End Homelessness)



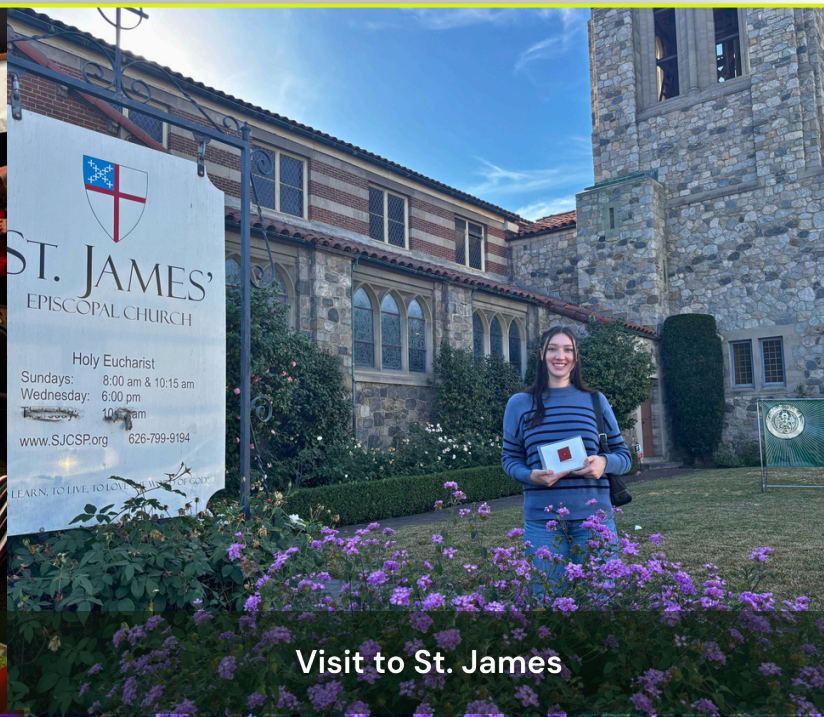
PCF Local Heroes Luncheon



Beacon Housing is so thankful for these opportunities to connect with other networks and gain more support for our work. From speaking on panels on the importance of collaboration, to meeting other organizations at our properties for tours, we are so grateful for the connections that we were able to maintain and grow over this past year.



LCPC Christmas Market



Visit to St. James



LCPC Faith Missions



PCF Local Heroes

Upcoming Projects



Thanks to your support, Beacon Housing has some exciting plans for 2025 with expansion projects already in motion. In recent years, Beacon Housing has been focused on adding gentle density through accessory dwelling units (ADUs) at our existing properties to allow more units to be built at a lower cost and widen affordable housing to those in need. In 2023, with support from the Pasadena Community Foundation, we were able to submit plans and received approvals to convert existing underutilized spaces at Garfield Agape Court into 3 ADU units and a multipurpose room. We are now working with the City of Pasadena's Housing Department to obtain funding to undertake the construction for that project, which will begin in 2025.

In addition to the Garfield expansion, Beacon Housing was awarded the right to purchase three properties in El Sereno from the California Department of Transportation under the State Route 710 Sales Program which we closed on in October 2024. This expansion will add 3 new sites to our organization, which will increase our capacity and impact significantly. At the end of the multi-phased project, our plan is to add a total of 11 units across the three sites. Our vision for the properties is to create an intergenerational co-living community on each site, to provide a supportive environment to nurture housing stability and financial independence. We have already finished renovating the main house at Lowell and will have a tenant moved in soon.

You can read more about these upcoming projects on our website:

<https://beaconhousing.org/upcoming-projects/>

Beacon Housing Extends Our Thanks to the Following Supporters



"The ACTS Thrift Store experience is dedicated to spreading deep positive local impact everyday and giving back 100% of net proceeds locally."



"A Noise Within produces classic theatre as an essential means to enrich our community by embracing universal human experiences, expanding personal awareness, and challenging individual perspectives.."



"Big 5 Sporting Goods is one of America's top retailers of name brand sporting goods and accessories.."



"We help turn unwanted vehicles into cash that goes to any non-profit you choose. We make donating a car to charity so easy. "



"Door of Hope empowers families facing homelessness to transform their lives through holistic programs designed to help parents and children overcome the practical, emotional and financial challenges they face."



"Freshly made skincare with clean and sustainable ingredients."



"For Goodness Cakes® is a nonprofit organization that gives underprivileged youth the chance to have a birthday by matching volunteers to bake special cakes just for them."



"HomeState is a Texas Kitchen in Southern California sharing breakfast tacos, queso, brisket, house-made flour tortillas and genuine hospitality."



"At In-N-Out Burger, quality is everything. That's why in a world where food is often over-processed, prepackaged and frozen, In-N-Out makes everything the old fashioned way.."

Beacon Housing Extends Our Thanks to The Following Supporters



"Working towards equity, equal opportunity and upward mobility. The core of our efforts is to promote economic mobility by providing targeted professional development services for those who are underprivileged. Through all of our endeavors, we hope to display the conviction behind our beliefs of fairness, inclusion, and opportunity."



"La Cañada Presbyterian Church (LCPC) began in 1948 with 158 members and a vision to reach the world for Jesus Christ. That early church was built quite literally on faith and charity from remainder brick and an operating budget that turned just about all of its revenue into active ministry."



"Mark A. Gibson is very quickly becoming one of the most sought after Mentalists in America. Described as the "Great Gatsby" of magic, Mark's show is a night of interactive psychological illusions like you've never seen before."



"Pasadena Community Foundation (PCF) is a philanthropic organization that supports local nonprofits and causes in the Pasadena area."



"San Marino Rotary Club is a service club we support local and international projects."



"To Learn, to Love, to Live the Word of God."



"We are committed to offering the nation's best wine selection, with an emphasis on fine wines."



"To put Christian principles into practice through programs that build healthy spirit, mind and body for all."



Thank You To Our Donors

Institutional Donors

La Canada Presbyterian Church
Chevron Matching Employee Fund
Macy's
Pasadena Community Foundation
La Canada Presbyterian Church

The Samuelson Charitable Foundation
The Samuelson Foundation
Southern California Obtainable Housing
St. James Episcopal Church
San Marino Rotary Charities

\$5,000 and above

Richard and Cindy Foullon
Reid and Joyce Samuelson

\$1,000 - \$4,999

Jhoe Abejon
Gary and Georgette Awad
Joe & Torre Berro
Brooke and Scott Bustrum
Ronald and Victoria Currie
Warren and Monica Lukesh
Gail and Gary McGinnis
Charles and Lisa Paugh
Todd Samuelson
Carolyn Stradling
Scott and Karen Young

\$500 - \$999

Kenneth and Cheryl Caughlin
Fred and Lori Schneider
Phil and Liz Young

\$1 - \$499

Jan Austin
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Barbara Burt
Merlin Call
Michael Casino
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Andrea Swann
Peter Yackel
Phillip and Heather Young
Jacqueline Yu
Rex and Margaret Quinn



hello@beaconhousing.org | beaconhousing.org | (818) 409-3065