

Pasadena Community Foundation and YMCA of the Foothills Partner with Beacon Housing to Expand Affordable Housing for Eaton Fire Survivors

For Immediate Release

[Pasadena, CA] – [7 October 2025] – Beacon Housing, in collaboration with Pasadena Community Foundation (PCF) and YMCA of the Foothills, announced today a new initiative to provide stable, affordable homes for low-income survivors of the Eaton Fire. Through a construction grant from PCF, Beacon Housing will add three new accessory dwelling units (ADUs) at its Garfield Agape Court property in Northwest Pasadena. During initial leasing, these units will be prioritized for low-income households displaced by the Eaton Fire.

Upon completion, the ADUs will be offered at significantly below market rents. A two-year rental assistance grant from YMCA of the Foothills will further reduce out-of-pocket housing costs for eligible tenants, creating a bridge to long-term stability.

“PCF is proud to support this effort to expand access to affordable housing following the devastation of the Eaton Fire,” said Jeannine Bogaard, PCF’s Vice President of Community Impact. “Even before the fire, affordable housing was scarce. This project meets urgent needs now and adds permanently affordable homes that will benefit our community for years to come.”

This collaboration pairs new supply with sustained affordability, recognizing survivors need both a home now and time to rebuild their lives. “We’re grateful to partner on a concrete, community-based solution that supports families beyond move-in,” said Vince Luculano, CEO of YMCA of the Foothills. “Housing is foundational to recovery and well-being. We also extend deep gratitude to the LA Dodgers Foundation and Max and Kellie Muncy for the generosity that helps make this relief possible.”

Many survivors are facing ongoing housing insecurity with local rents out of reach; some were renting from relatives or were long-term tenants paying well below market before the fire. A recent survey from the Eaton Fire Collaborative’s Housing Committee found that 55% of homeowners and 78% of renters cannot afford the area’s average one-bedroom asking rent of \$2,350; 40% of renters paid under \$1,500 before the fire. “The Eaton Fire laid bare a simple truth: we need more affordable homes and real pathways to access them,” said Palin Ngaothepitak, Executive Director of Beacon Housing. “Through this partnership with PCF and the Y, we’re delivering both—new units now and rent support that helps survivors regain stability over the next two years.”

Construction is slated to begin in October 2025, with anticipated completion before year-end. Interested households can submit a waitlist application through Beacon Housing's website at beaconhousing.org/enquiry-form/

About Pasadena Community Foundation

Founded in 1953, the Pasadena Community Foundation promotes local philanthropy, with a mission to inspire generosity and engage the resources of our community for present needs unfulfilled and future needs unforeseen. The Foundation helps donors maximize the impact of their charitable contributions – strengthening the community, preserving cultural resources, and assisting those in need. PCF's Eaton Fire Relief & Recovery Fund provides resources to community-based nonprofit agencies in support of families and individuals in Altadena, Pasadena, and Sierra Madre directly impacted by the Eaton Fire. For more information, please visit pasadenacf.org

About YMCA of the Foothills

The YMCA of the Foothills, a 501(c)(3) nonprofit organization founded in 1958, offers life-changing programs and activities to members across the Sun Valley, Sunland-Tujunga, Montrose, La Crescenta, La Cañada-Flintridge, and Northern Glendale communities.

In gratitude for a generous \$57,500 grant and partnership from the Los Angeles Dodgers Foundation—dedicated to addressing homelessness and supporting ongoing Eaton Fire relief—the YMCA of the Foothills is honored to support Beacon Housing in their vital efforts.

Guided by its mission to organize, develop, finance, and conduct programs that enrich lives spiritually, mentally, physically, and socially through the practice of Christian principles, the YMCA of the Foothills continues to be a cornerstone of community support and development. To learn more, please visit ymcafoothills.org

About Beacon Housing

Beacon Housing, Inc. is a 501(c)3 California non-profit affordable housing provider based in Los Angeles, with properties in Pasadena and the City of Los Angeles serving low-income families and individuals. Our mission is to assist, with compassion and care, those who are vulnerable to homelessness to rebuild their lives in peace and stability by growing the number of safe and low-cost accommodations and by advancing innovative and collaborative affordable housing solutions. For more information, please visit www.beaconhousing.org