

Beacon Housing, YMCA, PCF Aid Eaton Fire Victims

Photos by
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Outlook Valley Sun

Beacon Housing, in collaboration with YMCA of the Foothills and the Pasadena Community Foundation (PCF), recently held a ribbon-cutting to celebrate the addition of three new accessory dwelling units (ADUs) at its Garfield Agape Court property in Northwest Pasadena.

The new initiative, through a construction grant from PCF, provides stable, affordable homes for low-income survivors of the Eaton Fire. During initial leasing, these units will be prioritized for low-income households displaced by the Eaton Fire.

The ADUs are being 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.

This collaboration pairs new supply with sustained affordability, recognizing survivors need both a home now and time to rebuild their lives.

“We’re truly thrilled today to welcome Eaton Fire survivor households into their new affordable rental housing units,” said Palin Ngaothepitak, Beacon Housing’s executive director. “We’ve worked tirelessly to bring these homes to life, especially knowing that many families are still struggling to find stable housing months after the fire.

“With the support of the Pasadena Community Foundation and the YMCA of the Foothills who helped provide both construction funding and rental subsidies, these units will remain deeply affordable for residents over the next two years. Our hope is that this housing will give families the stability they need to get back on their feet and continue their recovery after the devastation our community experienced.”

The YMCA of the Foothills, a nonprofit organization founded in 1958, is a key partner with a large grant and partnership from the Los Angeles Dodgers Foundation — dedicated to addressing homelessness and supporting ongoing Eaton Fire relief.

“We’re grateful to partner on a concrete, community-based solution that supports families beyond move-in,” said Vince Iuculano, 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,” added Ngaothepitak 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.”

The YMCA of the Foothills serves local residents and is “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 [and] continues to be a cornerstone of community support and development,” according to a statement.

“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.”

Beacon Housing, Inc. is a state



YMCA of the Foothills: Petrice Ryan, Warren Lukesh, Todd Samuelson, Joanne Pingry and Vince Iuculano

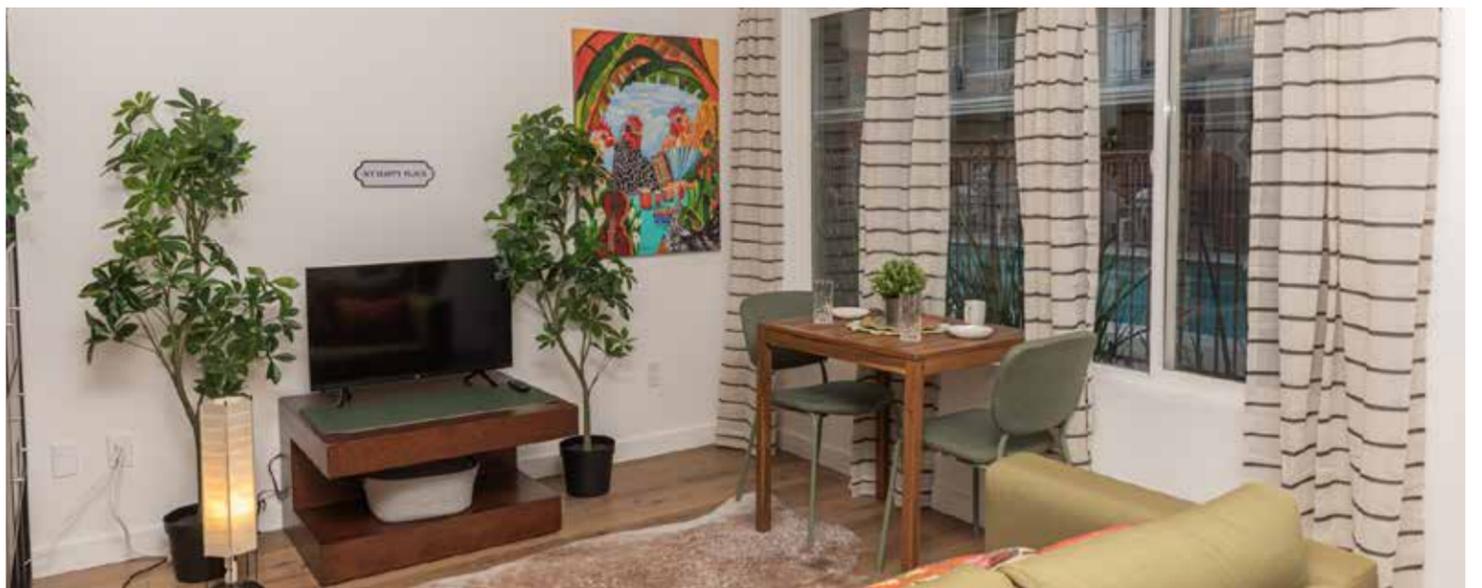
nonprofit affordable housing provider based in Los Angeles, with properties in Pasadena and the city of Los Angeles serving low-income families and individuals. Its mission is to assist, with compassion and care, those who are vulnerable to homelessness to rebuild their lives in peace and stability by growing the number of safe and low-cost accommodations and by advancing innovative and collaborative affordable housing solutions. For more information, visit beaconhousing.org



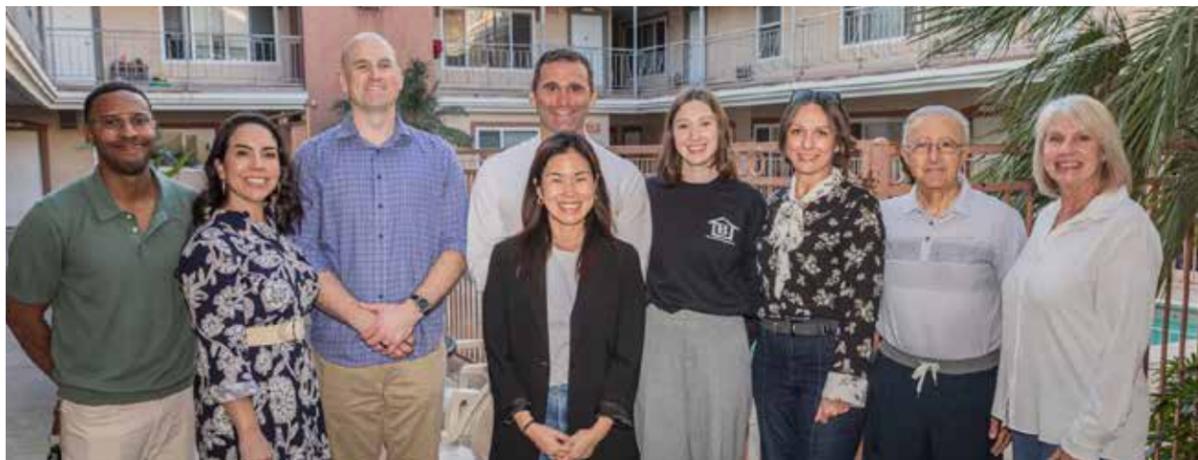
Palin Ngaothepitak, John Harabedian, Khanh Russo and Vince Iuculano



Khanh Russo, Lola McFadden, Michelle White, Palin Ngaothepitak, Jeannine Bogaard, Vince Iuculano and John Harabedian



An inside look at one of the new affordable housing units.



Beacon Housing’s Laurence Pritzkat-Jackson, Monica Rodriguez, Warren Lukesh, Palin Ngaothepitak, Todd Samuelson, Sarah Brown, Andrea Swann, Gary Awad and Cheri Brown



PCF Pasadena Community Foundation’s Candice Kim, Jeannine Bogaard, Sarah Hilbert and Khanh Russo