

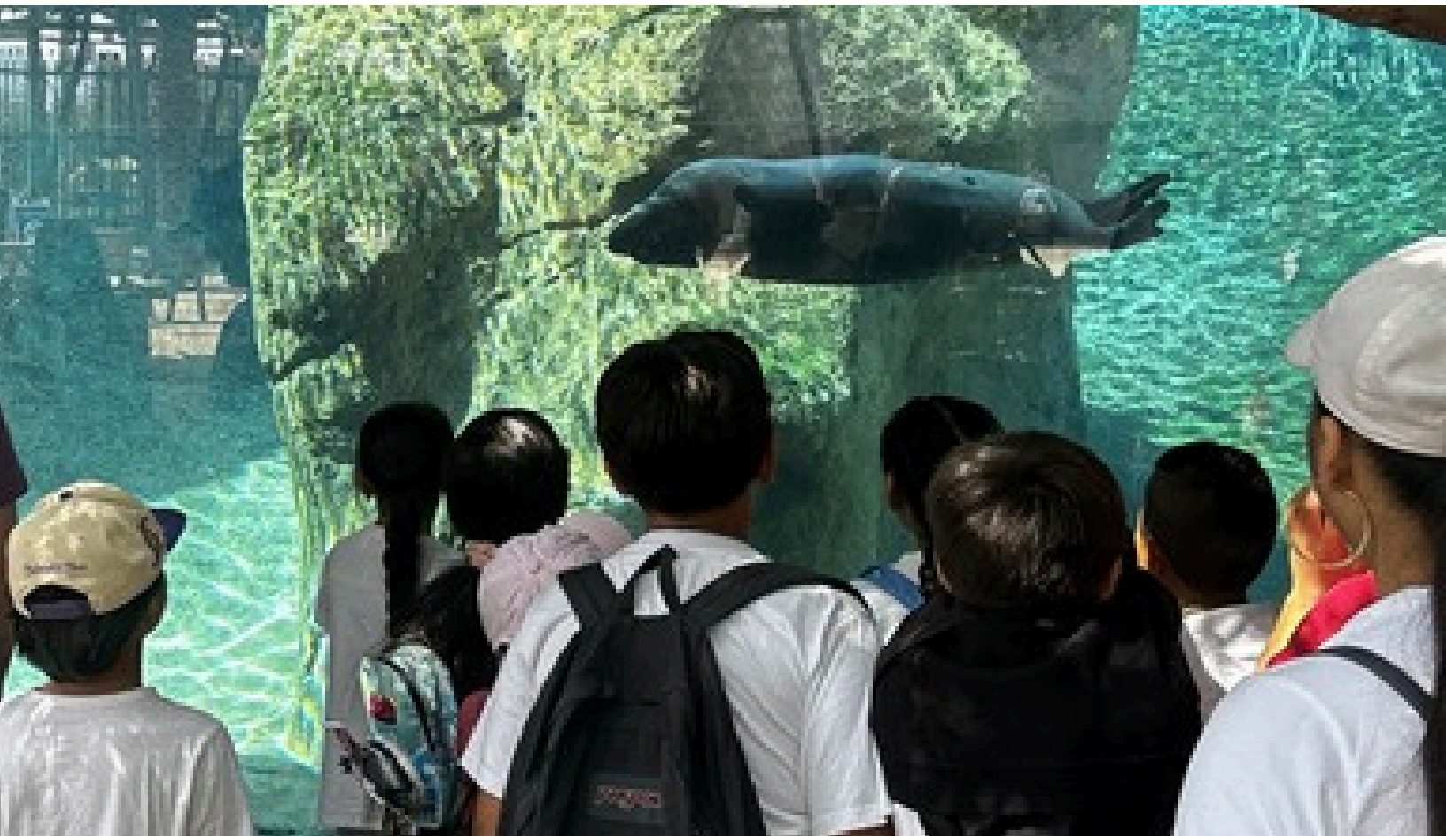
BEACON HOUSING

2025 IMPACT REPORT

Beacon Housing

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

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Our Organization

OUR BOARD OF DIRECTORS

Reid G. Samuelson
Board Chair

Andrea Swann
Board Member

Gary Awad
Board Member

Angela Chen
Board Member

Monica Rodriguez Lukesh
Board Member

OUR STAFF



Palin Ngaotheppitak
Executive Director



Cheri Brown
Housing Service Coordinator



Sarah Brown
Communications and Programs Associate



Flor Melgarejo
Educational Programs Lead Instructor



Pete Rossel
Resident Manager-
Garfield Agape Court



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

On behalf of the Board, I'm proud to reflect on a year defined by growth, resilience, and community impact. In 2025, in the wake of the Eaton Fire, the Board continued investing in infrastructure, staffing, and strategic clarity to meet the moment with intention. We expanded our team, deepened our development pipeline, and strengthened the systems that sustain this work long term. We also had a wonderful pickleball tournament, because community is built in joy as much as hardship. I'm most proud that every decision reflects our genuine commitment to the people we serve.. Mission and heart are not incidental to how we operate, but what we hold ourselves accountable to. Thank you for your continued belief in us.

Reid Samuelson

A Message From Our Executive Director

On January 7, 2025, the Eaton Fire swept through our community. The fire exposed a housing crisis that existed long before the smoke. Too many low-income renters live just one emergency away from losing their footing, and the fire deepened their crisis. Its devastation shaped nearly everything we did for the rest of the year. Our small team showed up for neighbors and strangers alike: distributing nearly 300 emergency relief grants, fielding hundreds of calls from displaced renters, and accelerating construction on homes that could not come fast enough. Our staff stepped up to meet this moment in so many extraordinary ways, and I am privileged to work alongside such dedication and ingenuity.

We are deeply grateful for every donor, every partner, and a community that refused to be broken. Thank you for walking alongside us as we work towards healing and stability.

Palin Ngaotheppitak



Our Impact



*data based by individuals served

HOUSING

LOWE HOUSE: 13

CASA DE ALEGRIA: 43

GARFIELD AGAPE COURT: 96

PROGRAMS

AFTER SCHOOL PROGRAM: 16

SUMMER PROGRAM: 18

WORKSHOPS & EVENTS: 191

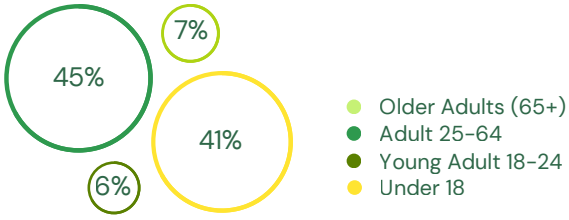
ASSISTANCE

HELPING HAND: 950

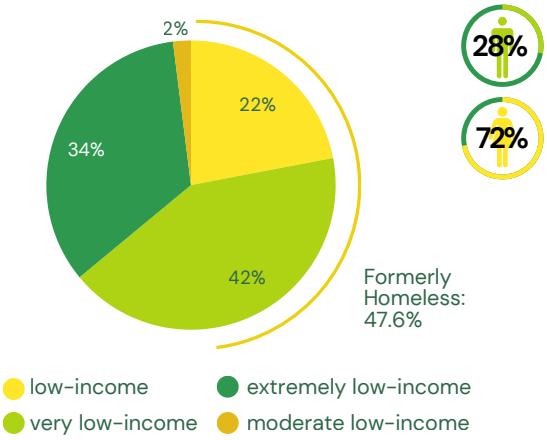
TENANT SUPPORT PROJECT: 7

HOURS OF CASE MANAGEMENT: 445

Tenant Profile- Age

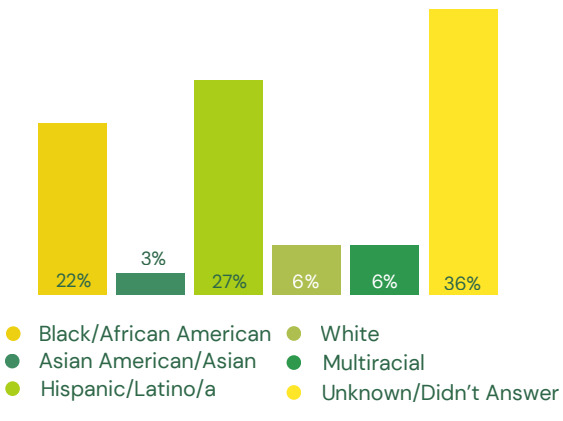


Tenant Profile- Income



The average length of stay in our permanent housing is 7 years

Tenant Profile- Race



Our Fire Response



HELPING HAND GRANT

January-August 2025

297

GRANTS ISSUED TO FIRE SURVIVORS

950

TOTAL INDIVIDUALS IMPACTED

Average Household Size: 3

$3,032.62

Average Household Income

40% of grantees experienced homelessness for a period of 2 weeks or more

*funded by United Way, PCF, LCPC, Cal Fire Foundation, Community Partners, and an anonymous donor

OUR PIPELINE: FUTURE HOMES FOR EATON FIRE SURVIVORS

All Projects Started in 2025

MATTHEW: 2 UNITS
2BR/1BA | 1BR/1BA



El Sereno

Mar 2025-Oct 2025

GARFIELD ADUS: 3 UNITS
1BR/1BA | 2 X STUDIO/1BA



Pasadena

Oct 2025-Dec 2025

TEMPLETON: 2 UNITS
2BR/1BA | STUDIO/1BA



El Sereno

Projected: February 2026

MAYCREST: 2 UNITS
2BR/1BA | 1BR/1BA



El Sereno

Projected: Mar 2026

PINE STREET: 14 UNITS
1BR/1BA

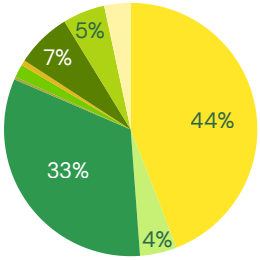


Altadena

Projected: Q3/Q4 2026

Grantee Household Profile- Race

- Black/African American
- Asian American/Asian
- Hispanic/Latino/a
- White
- Multiracial
- Middle Eastern/North African
- Native American/Alaskan Native
- Native Hawaiian/Pacific Islander
- Unknown



Housing Profile

6
FIRE IMPACTED INDIVIDUALS HOUSED

3
FIRE PRIORITY UNITS ADDED TO OUR CAPACITY

18
UNITS IN DEVELOPMENT FOR FIRE SURVIVORS STARTED IN 2025



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

After years of being a stay-at-home mom and facing instability in her home, Yessica had to make the hard decision to leave her situation with her kids and try to find a better life for herself. She arrived at Casa de Alegria in January 2025, where she got the support and resources she needed. With the support of her case manager, Yessica made the decision to go back to school. It wasn't easy. Doubt followed her into the classroom. She questioned whether she was smart enough, whether it was too late. Yessica enrolled in a pharmacy technician program. Although she continued to face many challenges, she held on tighter—to her faith, to prayer, and to the belief that she was not alone. "I got my license in August, and in October I got hired." She now works as a pharmacy tech at CVS. That same day, just minutes after receiving her job offer, she got another call: she had been approved for her own apartment.

"I went from being a stay-at-home mom with no savings, no direction... just in survival mode. And now I am healed, restored, and accomplished."

Provided by Door of Hope

Casa de Alegria in 2025

In 2025, 84% of the mothers successfully enrolled in educational programming with one unable to due to outside difficulties. The strong educational enrollment outcomes in 2025 reflect Casa's continued commitment to education as a core component of long-term stability. Staff work closely with residents to address practical, emotional, and financial barriers through individualized, trauma-informed support. This approach ensures that families are equipped to pursue education and career advancement, even during periods of crisis.

Also in 2025, 100% of graduated parents who completed their educational program secured employment at a higher wage than they were earning before program completion. We also found that 76% of families enrolled in the transitional program were able to increase their savings.

166 hours of child therapy sessions

197 hours of adult therapy sessions

Tenant Housing and Health

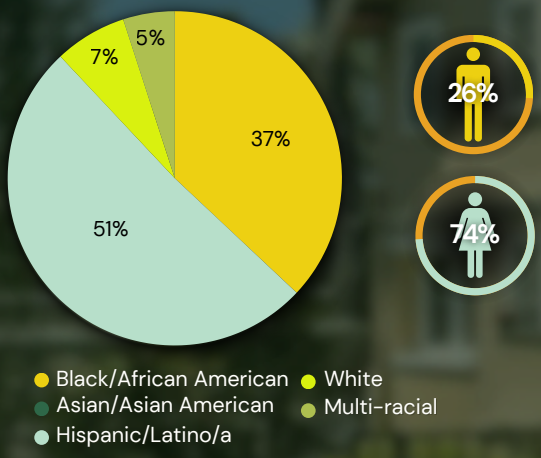
69% of the residents moved into permanent housing this year

83% of Casa graduates placed in permanent housing have retained their housing for at least 12 months.

89% of mothers showed improved mental health

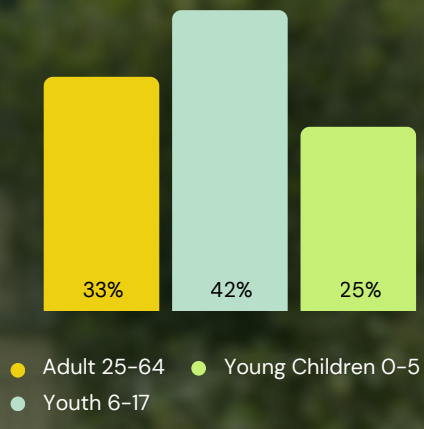
91% of children showed improved socioemotional outcomes

Tenant Demographics- Race



*Data provided by Door of Hope

Tenant Demographics- Age



*Data provided by Door of Hope



Affordable Housing

Lowe House

4 CERTIFIED LOW-INCOME UNITS

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.



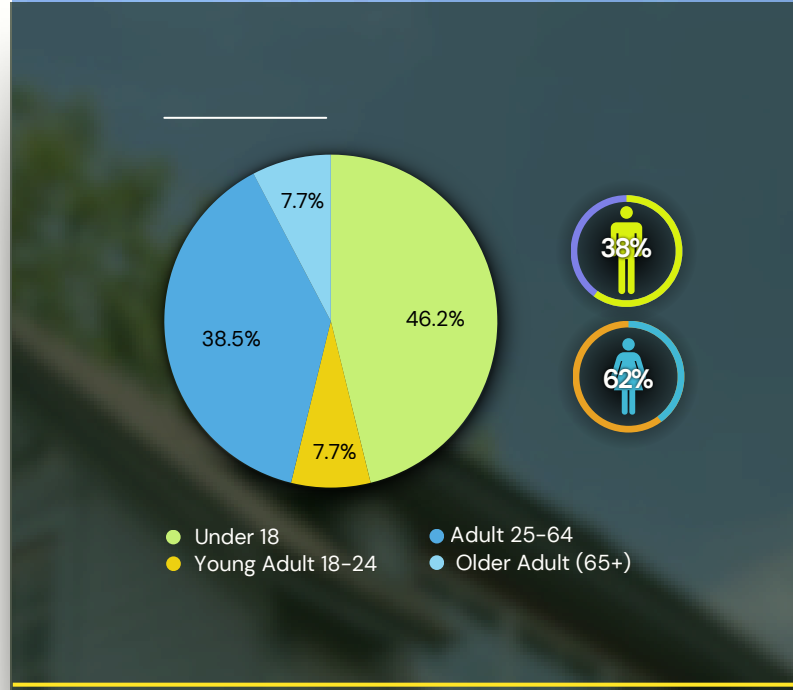
Lowe House in 2025

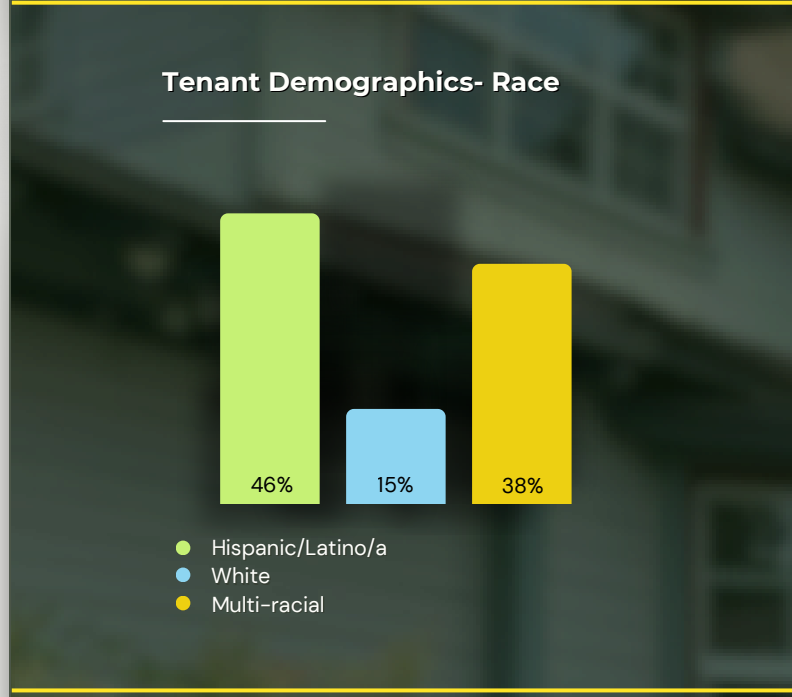
This year, Beacon Housing announced a partnership with Shepherd's Door, a Pasadena based 501(c)3, to provide urgent shelter and interim housing, for those fleeing domestic violence through a master lease at some of our properties. We are thankful to be able to support domestic violence survivors on their journey to housing stability.

This property is designed to provide more than just affordable housing—it offers a place that truly feels like home. The site includes two thoughtfully arranged units in the main house and two additional units in the back house, creating a small, welcoming residential setting. The layout allows residents to enjoy the comfort and familiarity of a home environment rather than the more impersonal feel of large apartment or condominium complexes.

By creating housing that feels stable, private, and connected to a neighborhood, this property helps foster dignity, security, and a sense of belonging for the households who live here. Affordable housing like this provides a critical foundation for individuals and families to focus on work, school, health, and community.

In addition, design of the property encourages a supportive atmosphere where residents can feel both independent and part of a community. This balance can reduce isolation and promote long-term housing stability, which is especially important for those transitioning from more uncertain living situations.





100% of Lowe House tenants have experienced homelessness

The average length of stay at Lowe House is 5 years



Affordable Housing

Garfield Agape Court

46 CERTIFIED LOW-INCOME UNITS

AFFORDABLE RENTAL HOUSING

Located in Northwest Pasadena, Garfield Agape Court offers 46 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 two community room, educational programs, free educational workshops, tenant support services, laundry and a pool.

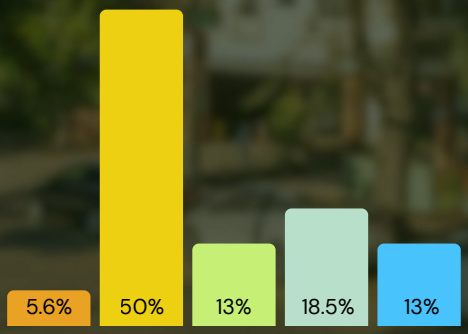


A Garfield Story

"Prior to the fires I lived with my family in our family home. Unfortunately, it was as total loss. The family had to separate to find housing. During that time I was displaced over five times! This caused lots of anxiety, since I'm using a walker and it's very difficult to get around. Now, thanks to [the time and effort of many, I am] settled in my own place.

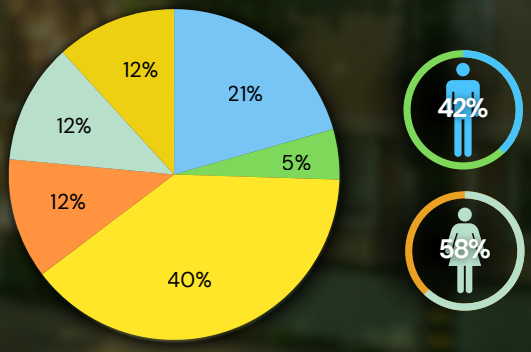
I would like to thank ALL those involved [YMCA of the Foothills, The Salvation Army, Pasadena Community Foundation, Neighborhood Survants, Love Tap, From House to Home, and Beacon Housing] in what I truly believe is a great blessing."

Tenant Demographics- Age



- Young Children 0-5
- Youth 6-17
- Young Adult 18-24
- Adult 25-64
- Older Adults (65+)

Tenant Demographics- Race



- Black/African American
- Asian/Asian American
- Hispanic/Latino/a
- White
- Multi-racial
- Unknown

Renovations

We were thrilled to add three new housing units—two studios and one one-bedroom—through the thoughtful conversion of the former homework club, computer room, and teen room. As part of this effort, a storage room was also transformed into a new teen room and community space for residents. By the end of 2025, these units were nearly complete, fully furnished, and beautifully decorated, ready to welcome three households from Altadena who lost their homes in the Eaton Fire. This effort was made possible through generous funding from the Pasadena Community Foundation. Through the YMCA of the Foothills, the new residents received a two-year rental subsidy to help reduce housing costs as they work toward recovery. Community partners including Neighborhood Survants, My Love Tap, From House to Home, and many generous volunteers also played a key role in furnishing the homes.

The property also received several capital improvements. With support from the Pasadena Community Foundation, walkway and stairwell flooring were repaired and upgraded to enhance safety. The Pasadena Job Center helped transform the building's exterior with fresh paint, landscaping, and new gutter and irrigation design, creating a more welcoming environment for residents.







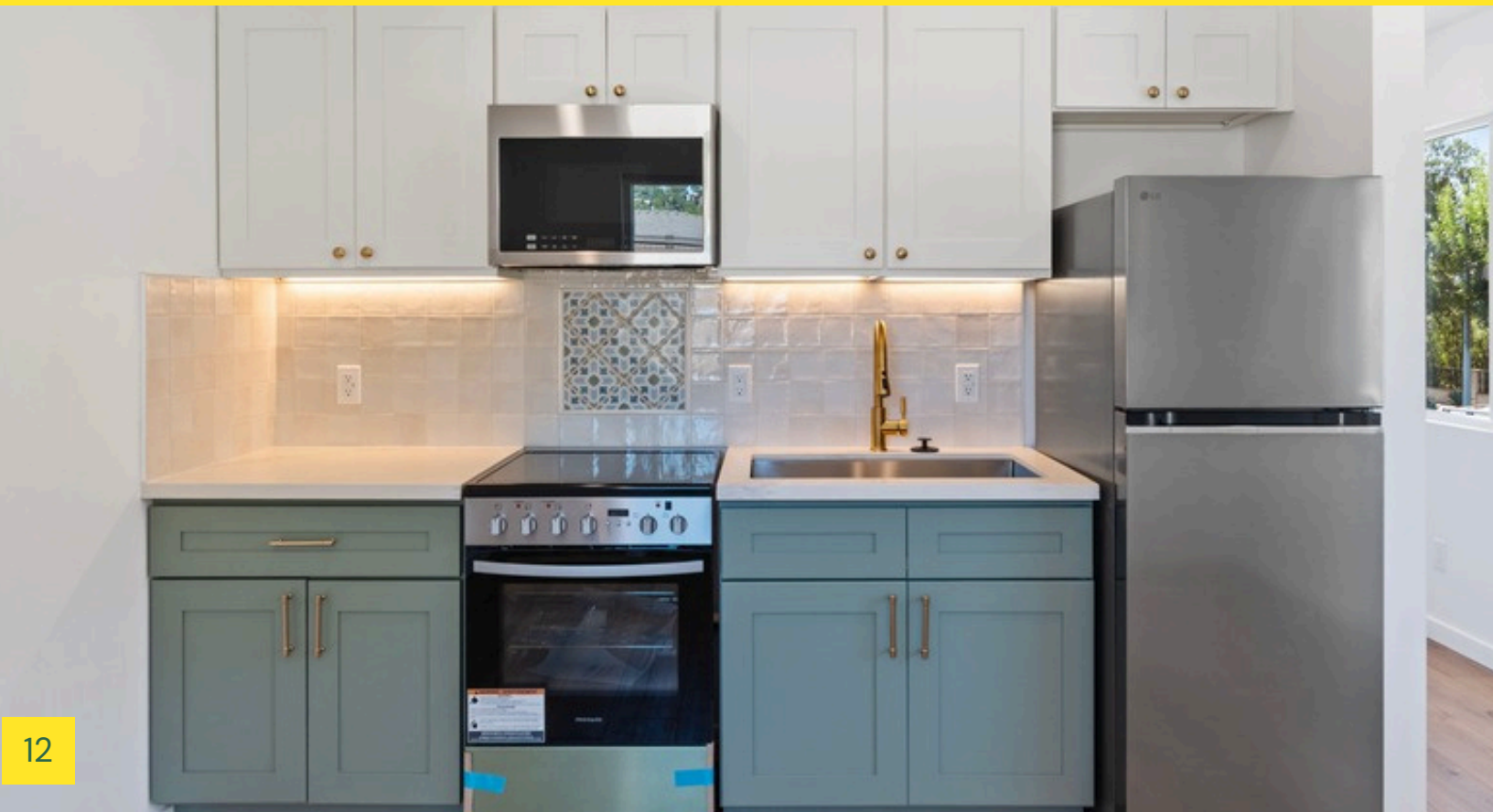
Affordable Housing

Matthew House

2 CERTIFIED LOW-INCOME UNITS

AFFORDABLE RENTAL HOUSING

Matthew House, located in El Sereno, is a new addition to the Beacon Housing portfolio. The Matthew House project consisted of the substantial rehabilitation of an existing two bedroom and one bathroom single-family residence and the construction of a new, attached accessory dwelling unit (ADU) with one bedroom and one bathroom. The property now provides two affordable rental units, with a focus on serving domestic violence survivors and low-income seniors. Two families of domestic violence survivors have moved in, allowing them safe and stable housing.





Programs

Helping Hands Grants

January 2025 brought an unexpected and devastating start for many in our community with the Eaton Fire. Recognizing the urgent need to support our neighbors, our dedicated team acted quickly to secure funding and expand our Helping Hand grant program to those impacted by the fires.

We were deeply encouraged by the overwhelming outpouring of support that enabled us to deliver critical financial assistance to those in need. We are especially grateful to La Canada Presbyterian Church, United Way of Greater Los Angeles, the Pasadena Community Foundation, the Cal Fire Foundation, Fire Aid, Bob's Furniture and an anonymous donor who not only seeded the grant but also offered a $25,000 match.

Thanks to the generosity of these organizations, we provided three rounds of $500 cash grants to 297 households affected by the fires, many of whom experienced losses to their homes, belongings, and livelihoods. As a helping hand recipient shared with us: "We thank you so much for your generosity and commitment in impacting lives in need. My wife and I appreciate your grant dearly as we move forward in the recovery/rebuilding process. May God bless you and your organization."

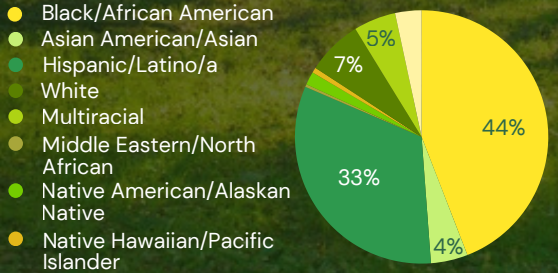
Helping Hands Grant Report

297 grants issued to fire survivors

950 total individuals impacted

40% **of grantees experienced homelessness for a period of 2 weeks for more**

Grantee Household Profile- Race







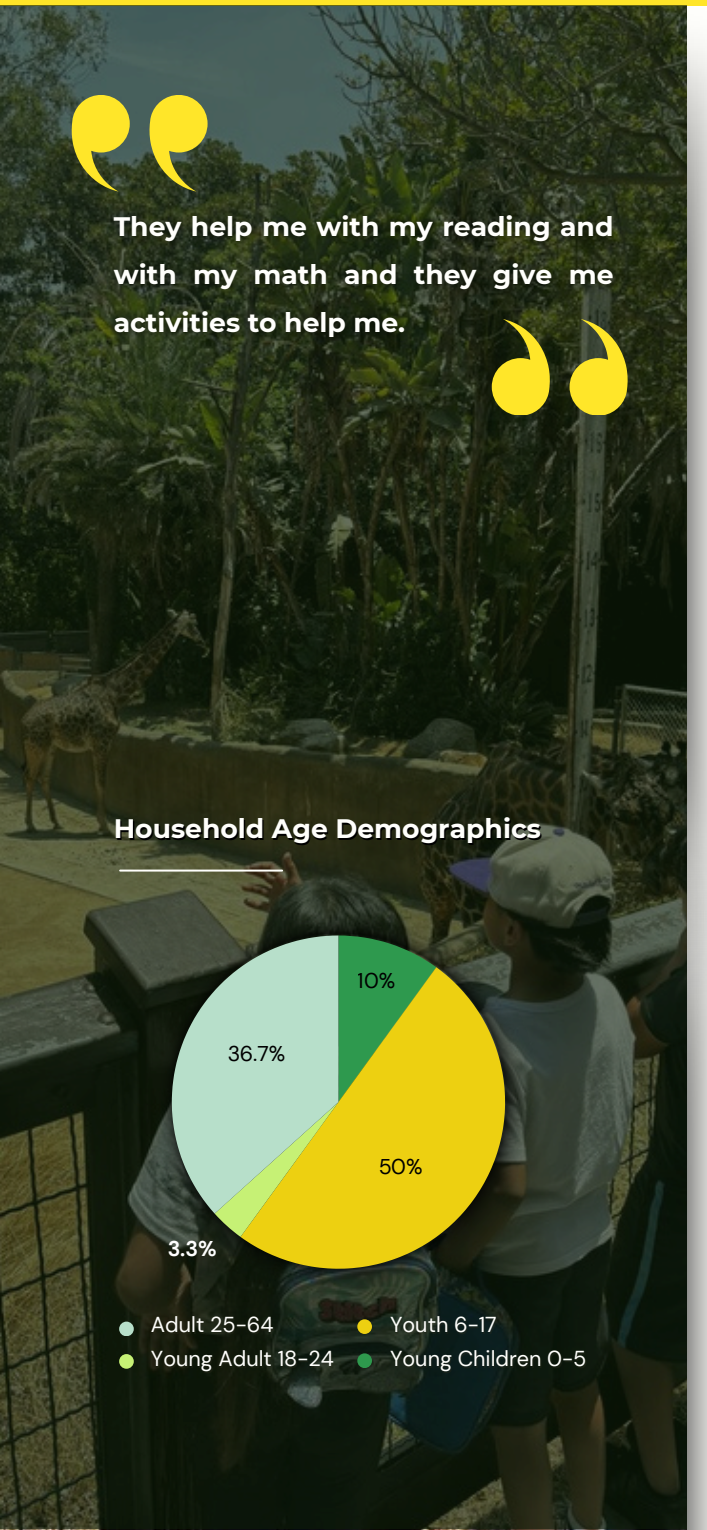
Programs

Summer Enrichment Program

2025 marked another successful year of our Summer Enrichment Program. This program continues to support student learning after the school year ends, offering a well-rounded and educationally enriching experience for students from low-income households. In addition to providing a fun and engaging environment, the program also supports parents by offering a safe and reliable place, free of charge, for their children while they work or attend to other responsibilities. We kicked off the first week with an inspiring visit from Los Angeles–based artist Kristen Huizar. She shared her creative journey with the students, demonstrating how she uses fabric and thread to create her artwork. She encouraged students to embrace their creativity and guided them in creating their own stitched art pieces. The following week, we welcomed Laurence Pritzkat-Jackson, an interior designer and entrepreneur, who spoke about his experience building his own design business. He provided valuable insight into creativity, persistence, and the importance of pursuing one's passions. In addition to our guest speakers, students participated in two educational field trips. During their visit to the LA Zoo, they observed animals from around the world and learned about their natural habitats. At Descanso Gardens, they explored plant life, ecosystems, and the diverse insects and animals that thrive in garden environments. The program concluded with a week of Vacation Bible School, followed by a celebratory end-of-program party.







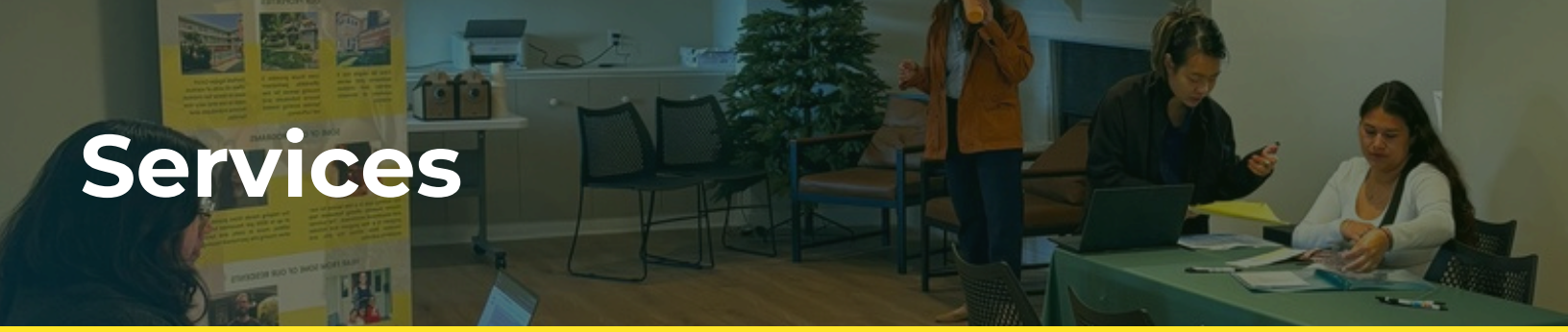
Household Age Demographics

After-School Program/Homework Club

Now in its 26th year, our Homework Club continues to support students on their academic journeys. With 17 students enrolled and additional volunteers from Westridge School, we were excited to begin another year of learning and fun. The program helps students build confidence and motivation while offering a well-rounded experience in subjects like math, science, reading, writing, and art throughout the school year. Homework Club also provides valuable support to parents, who have expressed strong appreciation for the program.

Holiday Angels Program

This year, our Holiday Angels Program helped welcome a mother and daughter to their new home at Matthew House. Recognizing their need for support in furnishing their space, we were inspired to equip their new home with furniture, dishes, silverware, bedding, and a welcome package filled with essential items. Welcoming this family just in time for Thanksgiving served as a meaningful reminder of why we created the Holiday Angels Program—to bring a little extra joy and comfort during the holiday season.



Services

Tenant Support Project

Now in its second year, the Tenant Support Project continued to grow and make a meaningful impact. This year included two events open to our tenants and the broader community, along with year-round supportive services. In partnership with Kaimore, we provided 445 hours of case management. These sessions help tenants build the financial literacy and skills needed to maintain long-term housing stability. The service is available to all residents in our permanent rental housing and is offered completely free of charge. This year, we were proud to support seven individuals, and we look forward to expanding the program and serving even more tenants in 2026.

455
Hours of Case Management

7
individuals served



Tenant Support Data Report

100% of households found that the program helped improved their housing security

50% reported the program helped to improve their employment situation

100% found that the program helped achieve more stability in managing their finances

100% would recommend this program to others in a similar situation

Workshops

In 2025, we held a healthcare checkup event in collaboration with AltaMed, marking our first partnership with the organization. The event took place in the Garfield Community Room and was open to our tenants, offering basic health screenings such as hemoglobin A1C, blood pressure, and glucose level testing. This event provided residents with the opportunity to receive a free health checkup and connect with potential healthcare resources if needed. Through this partnership, AltaMed served eight individuals during the event.



Site Visits and Collaborations

In 2025, we welcomed many people to our properties across Los Angeles County. Site visits allow us to share our work with our community partners while also showing them the facilities where we run our programs. This year we welcomed a variety of organizations through tours and collaborations. These organizations included AltaMed, Kaimore, Neighborhood Survants, Pasadena Community Foundation, Love Tap, YMCA of the Foothills and so many more.



Free Tax Services & Annual Open House

In 2026, we held our fourth annual Tax Service Day in collaboration with Kaimore. Through this event, we assisted nine households with preparing their 2025 tax filings, impacting a total of 19 individuals.

In addition to tax preparation services, we opened the community room for residents to stop by, connect with Beacon Housing staff, and address any questions or concerns. With coffee and donuts available, the event also provided a valuable opportunity for a yearly check-in with our residents and to strengthen our connection with the community.





Events

Garfield ADU Ribbon Cutting Ceremony

A milestone for Beacon Housing, we held our first ribbon cutting ceremony in 2025 for the reveal of our Garfield ADU Project for Eaton Fire Survivors. This project, funded by Pasadena Community Foundation, included the addition of 3 new units to our Garfield Agape Court property along with a new multipurpose room open to our residents and programs. We invited our community to come view the new units along with a reveal to the new tenants. We welcomed over 50 attendees, with special visits from Assembly member John Harabedian, CEO of YMCA Vince Luculano, CEO of Pasadena Community Foundation Khanh Russo and Darla Dyson representing Senator Sasha Renee Perez. We are incredibly grateful to everyone who made this milestone possible and in such a short period of time. Thank you to Pasadena Community Foundation, YMCA of the Foothills, Neighborhood Survants, Love Tap, Olive and Eliot, From House to Home, Jorgensen-Reeve Builders, Zentmyer Architecture and Tylo Tillah for capturing this special moment.





Charity Pickleball Tournament & Auction

In our biggest year yet, we welcomed 21 teams to our third annual Charity Pickleball Tournament and Auction. Through this exciting and impactful fundraiser, we raised over $17,000 in support of our Tenant Support Project—a supportive service program designed to help our residents maintain long-term housing stability. With more than 17 auction items donated and 60 attendees, the event was a wonderful display of community support. We are incredibly grateful to our sponsors, donors, auction item contributors, volunteers, players, and everyone who came out to cheer on the teams and support our mission. Because of your generosity, we were able to raise the funds needed to sustain this vital program for another year.





Outreach

Sharing our Work | Connecting with our Community

We're deeply grateful to our partner organizations who have welcomed Beacon Housing into your events and communities over the years. Your continued support, insight, and encouragement mean so much to us. We look forward to strengthening these relationships and continuing to work side by side to advance housing security for all.



My Tribe Rise Power Luncheon



Meeting with Representative Judy Chu



Kiwanis Club in La Canada



*photo courtesy of PCF

PCF Local Heroes Luncheon



Beacon Housing is incredibly thankful for the opportunities to connect with partners and expand our network of support. Whether sharing our work with our local churches or connecting with our Altadena community, this past year has been full of meaningful moments. We're proud of the relationships we've built and strengthened, and we look forward to continuing this important work together.



LCPC Christmas Market



Altadena Resource Markets



LCPC Faith Missions



Pine Street Video Shoot

Updates & Upcoming Projects







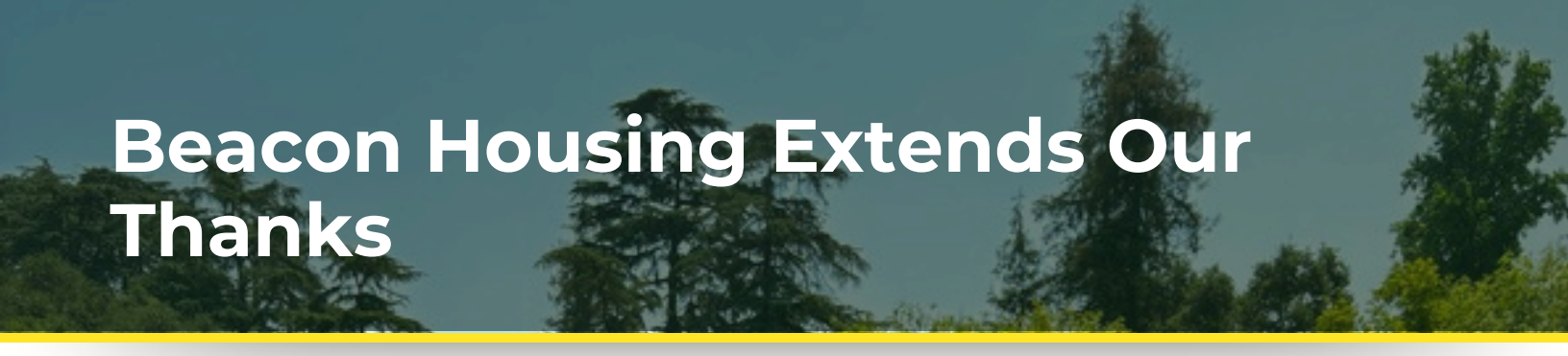
This year, Beacon Housing has undergone significant growth, advancing multiple projects focused on housing stability and disaster recovery in our community of Altadena/Pasadena. And yet the need for affordable housing has never been more urgent, and we must meet this moment with purpose.

In 2026, we will be focused on completing the homes already in our pipeline. Work is underway at our Maycrest property in El Sereno, where we are renovating two units specifically reserved for Eaton Fire survivors, with completion expected in June. We are also moving full speed ahead on the Pine Street Bungalow Court, a 14-unit rebuild project in Altadena that will provide permanently affordable homes for very low-income fire-displaced families. This project was generously funded by the Altadena Builds Back Foundation, in partnership with Molly Munger and Steve English. Special thanks to Tiprin Mandalay Follett for her commitment to affordable housing and for entrusting us with her family's property.

Once complete, these two projects will bring 16 new households into stable, affordable housing. We will also be launching Phase 2 at both Maycrest and Templeton, adding one additional unit at each site to expand our capacity further.

But building homes is only part of what it takes to house families. Even deeply affordable rents can be out of reach for the lowest-income renters, and we are determined to close that gap. Building on the model we piloted with the YMCA of the Foothills at our Garfield ADUs, we will be working on ways to layer in rental subsidies into our upcoming units so that families who need the most help can actually get through the door.

We are also actively fundraising to establish a community land acquisition fund to provide a dedicated pool of resources to acquire R-2 and R-3 zoned lots in Altadena and build small-scale multifamily housing that stays affordable for generations. Altadena's land is precious. We intend to protect it for the people who belong here.



Beacon Housing Extends Our Thanks

A Noise Within

A Sense of Home

ACTS Thrift Store

AltaMed

Bob's Discount Furniture

The Broad

Cars 2 Charities

Day One

Dear Naura

Descanso Gardens

Door of Hope

Eaton Fire Collaborative

For Goodness Cakes

From House to Home

Kaimore

Kendra Scott

La Canada Presbyterian Church

LA Zoo

Love Tap

Mark Gibson Magic

Neighborhood Survants

Olive and Eliot

Pasadena Community Foundation

Pasadena Job Center

Pasadena Symphony and POPS

San Marino Rotary Club

San Diego Crawling

St. James Episcopal Church

Total Wine

Trader Joe's

Universal Studios Hollywood

Westridge School

YMCA of the Foothills



Thank You To Our Supporters

Institutional Donors

The Ahmanson Foundation
Altadena Builds Back Foundation, with Molly Munger and Steve English
American Endowment Foundation
Annenberg Foundation
Bob's Furniture
California Fire Foundation
Door of Hope
Fire Aid
Green Development Company
Kiwanis Club of La Canada La Crescenta
La Canada Presbyterian ChurchMacy's
Pasadena Community Foundation
Realtors Against Homelessness
St. James Episcopal Church
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