

## ORGANIZATIONAL PROFILE

1. Legal Name:

*Beacon Housing Incorporated*

2. Address and Telephone Number:

Local:

*445 N. Garfield  
Pasadena, CA 91101  
626-449-2580*

Corporate:

*5000 Edenhurst Avenue  
Los Angeles, CA 90039  
818-409-3065*

3. Contact Person:

*Karen Hirst, Executive Director*

4. Authorized Signatory:

*Jack D. Samuelson, Chairman  
Reid G. Samuelson, Treasurer  
Karen E. Hirst, Executive Director*

*Ref. Attachment I - Signature Authorization*

5. Legal Status:

Beacon Housing Inc. is a California nonprofit tax-exempt 501(c)(3) organization under the 1986 Internal Revenue Code.

*Ref. Attachment 2 - IRS Exemption Status*

6. Document showing legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.

*Ref. Attachment 3: Articles of Incorporation and Bylaws*

7. For applicants other than public agencies:

a. Description

Beacon Housing is celebrating its tenth year as a provider of affordable, acceptable, and safe housing. Through property acquisition and/or new-construction, Beacon offers housing opportunities to homeless, low- and very low-income people. Beacon has established five affordable housing properties in Southern California and two projects with a blend of market rate and affordable rental housing in Northern California. The

Southern California properties are located in Pasadena (3), and two in Los Angeles. Every Beacon building exhibits quality in its design and construction or rehabilitation and is an enhancement to the neighborhood. Every detail linked to community life receives attention—from the physical structure to enrichment and educational programs. Beacon has received numerous awards from local civic, business and community organizations, and its housing communities serve approximately 500 people.

Pasadena:

- Garfield Agape Court Apartments- affordable housing serves 44 families
- Lowe House – transitional housing serves 9 individuals
- Rosewood Court - senior housing (65 units)

Los Angeles:

- Casa de Alegria – transitional housing, serves nine families
- Immanuel House of Hope – transitional housing (townhomes) serves 6 families.

City of San Rafael:

- Lone Palm Court – Market rate and affordable rentals; 60 units, 40% affordable.
- One H Street – Market rate and affordable rentals; 40 units, 40% affordable.
- San Rafael Town Center – Mixed; commercial use and market rate and affordable rentals; 118 units, 25% affordable.

**NOTE: For photographs and additional information on each facility, Ref. Additional Data – Attachment 4, Photos of Building and Conditions**

Organizational Goals

Beacon's ultimate goal is to establish a housing continuum in selected areas where residents may progress from transitional housing to multifamily housing to home ownership and, in the process, build stronger families and stronger neighborhoods.

Beacon's more specific organizational goals are:

- Incorporate benchmark quality and sensitivity to environmental, aesthetic and historic values into the design, construction and/or rehabilitation of all housing projects.
- Acquire properties and construct or rehabilitate transitional housing in selected areas.
- Provide or coordinate transitional living programs that facilitate residents' growth and independence.
- Acquire properties and construct or rehabilitate affordable housing rentals with amenities that support community life.
- Acquire properties and construct or rehabilitate affordable single family homes for sale to low and moderate income families.
- Promote home ownership education and offer down payment assistance to low income families.

b. Principals in the organization:

*The organization is governed by a Board of Directors, each who have responsibilities for helping the nonprofit to grow and prosper and that gives support to its Executive Director.*

STAFF:

Karen Hirst - Executive Director

Verna Thompkins – Bookkeeper

Anne Soule - Administrative Assistant

Philip Johnson – Construction Management

Dagmara Santiago - Program Manager (Casa, Lowe House, Case Manager IHH)

Rodger Hirst – Manager Operations - IHH

Sandy Redford - Resident Manager - Garfield

Flor Melgarejo – Garfield Homework Club Supervisor

**Executive Director:** *Karen E. Hirst has served in this position for ten years overseeing the acquisition, development, and management of all of Beacon's properties. Prior to that she was employed with HUD for fifteen years as a Community Planning and Development Consultant managing a public funding portfolio exceeding \$975,000,000 under the CDBG, HOME and McKinney Act Programs. During her tenure, she worked with the cities of: Los Angeles, Irvine, Costa Mesa, Bellflower, Orange, Redondo Beach, Ventura; and Orange and Ventura County's.*

Board of Directors:

Jack Samuelson – Chairman of the Board, Legal and Facilities Development

Bob Samuelson – Director and Secretary of the Board, Construction  
Management/Maintenance

Reid Samuelson – Treasurer, Chief Financial Officer, and Director of Operations

Philip Young – Director, Acquisitions

Harry Crusberg, Jr. – Director, Insurance and Safety

Linda Fetter – Director, Fundraising

Ted Tompkins - Director, Site Search

Elizabeth Short - Director, Social Service Programs

**Chairman:** *Jack D. Samuelson* founded Samuelson Brothers in 1946 and has served as President and Chairman of the Board since incorporation. Mr. Samuelson brings 60 years of experience to the board in the development and construction of residential, commercial and industrial properties, receiving numerous awards for excellence over the years. He is a member of the graduating class of 1947 from Occidental College and received an Honorary Doctorate of Science in 1997. He is a trustee emeritus for Occidental College, Fuller Theological Seminary, the Institute of Critical Care Medicine; and has served as a Director of Southern California Presbyterian Homes as well as Chairman of the Facilities and Capital Use Committee, which involved the construction and management of over a dozen HUD 202 Senior Housing Facilities.

**Secretary:** *Robert A. Samuelson* co-founded Samuelson Brothers in 1946 serving as Secretary and Treasurer and Director of Construction. His expertise in construction represents 60 years in the development and construction of over 200 industrial, retail, office and institutional buildings in the western United States. During his career, he also served as a Director for numerous organizations including Scandia Mill, and Samuelson Construction Equipment Company. Mr. Samuelson is a Regent of California Lutheran University, serving as Coordinator of Construction Activities.

**Treasurer:** *Reid G. Samuelson* joined Samuelson Brothers as a Director in February 1995. Prior to that, he was a Director of Aldrich Eastman Waltch, responsible for the portfolio management of six closed end funds sponsored by State Street Global Advisors and separate accounts with over 35 pension fun clients. These accounts held over \$500,000,000 in real estate equities in 60 properties located across the country. He was also responsible for AEW's western operations from the Los Angeles office. Activities included the management committee, which coordinated investment and mortgage lending, including financing for market and affordable housing projects. Prior to joining AEW in 1991, Mr. Samuelson served as President of T. Rowe Price Realty Advisors, and as President of Coldwell Banker Capital Management Services. Mr. Samuelson is a graduate of Occidental College and has an MBA from the University of California at Los Angeles.

**Director:** *Philip Young* is a Real Estate Broker with offices in South Pasadena.

**Director:** *Linda Fetter*

**Director:** *Harry Crusberg, Jr.* is a principle in the Crusberg ~ Decker Insurance Brokerage

**Director:** *Ted Tompkins* is a Real Estate Broker specializing in commercial properties.

**Director:** *Elizabeth Short* has served as the Artistic Musical Director for LaCrescenta First Baptist Church.

- c. Housing Organization Chart – (*Ref. Attachment 5*)
- d. Guidelines of Personnel Procedures.

”Beacon Housing is an equal opportunity employer and makes employment decisions on the basis of merit. In accordance with applicable law, Beacon Housing prohibits discrimination based on race, color, religion, creed, sex, marital status, age, national origin or ancestry, physical or mental disability, medical condition, veteran status, sexual orientation or any other consideration protected by federal, state or local laws. Beacon’s commitment to equal opportunity employment applies to all persons involved in its operations and prohibits unlawful discrimination by any employee of Beacon Housing, including supervisors and co-workers.” - *Beacon Housing Employee Handbook, 2003.*

Beacon’s personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training evaluation and discipline are based on employment practices law as defined in the United States Code of Federal Regulations

and in California State law. These policies and procedures are identified in the Beacon Housing Employee Handbook, which is distributed to Beacon employees.

e. Beacon Housing's connection to the community – **A Housing Continuum**

Beacon operates under the umbrella of a *Housing Continuum* strategy which ultimately serves to strengthen and stabilize the socio-economic environment of the entire city, **one household, one neighborhood, one community at a time**. *The strategy is a progressive system of housing that consists of four levels of housing need, each designed to meet the housing needs of low and moderate income households including seniors. (Ref. Attachment 6, Housing Continuum Organizational Chart).*

Beacon has identified Pasadena as a target community in which to develop a full housing continuum

At each level of housing need, services designed to stabilize individual and family life are provided through collaborative efforts with established service providers. These services are referred to as "Resources" within each community. Collaborative partnerships create a seamless web of supportive services for people living in the community who need a comprehensive approach to help stabilize family life and move people from homelessness, and poverty to "Housing with Hope and a Future".

Beacon's approach to establishing a continuum in a community is accomplished by:

- 1) Establish a local nonprofit allowing participation by local residents as Board Members;
- 2) Bring together a coalition of church's
- 3) Work with local governmental jurisdictions

**Level I – Emergency Shelter**

- Housing for 60-90 Days
- homeless families and individuals
- Intake Assessment of individual and family needs
- Residents access "Resources" within the community designed to meet their immediate needs.
- "Some" services beginning at the emergency level of housing can continue into transitional and sometimes permanent rental housing.

**1. Community Living Environment:**

**Population served:**

- a. **Women and children** fleeing domestic violence
- b. **Men and women** in recovery (drug and alcohol)
- c. **Emancipated Foster Youth** no longer able to remain in an orphanage, but not matured and ready to live independently and pursue a career.
- d. **Abused children** – candidates to be placed in the foster care system.

**Collaboration and funding** – local Jurisdictions, H. Martin Foundation, State and Federal Government

2. **Supportive Services** (Mandatory depending on individual/family need)
  - a. Case Management (individual and family needs assessment)
  - b. Welfare/Gain/Tanf/Social Security
  - c. Childcare
  - d. Tutoring program (adult and child)
  - e. Counseling
    - 1) Crisis Intervention
    - 2) Anger Management
    - 3) Drug and/or alcohol rehab
    - 4) Domestic Violence
  - f. Financial Assistance/counseling
  - g. Legal Assistance
  - h. Medical Assistance (dental and/or health)
  
3. **Collaboration**
  - a. Local Jurisdiction
    - Mental Health
    - Welfare
  - b. Existing service providers with each community
    - identify through collaborative efforts
    - some nonprofit service providers are regional

**Level II – Transitional Housing**

- Must have completed 60/90 day emergency shelter program
  - Housing for up to 24 months
  - Case Management (continues)
  - Access and participation in community resources (social services) continues.
  - Must establish long-term goals
    - education
    - career
    - resolving old conflicts
1. **Two types of Transitional Housing**
    - a. **Communal living environment** (some people still require supervision)
      - Supportive Services (continue) (family/individual somewhat stabilized but still needs some case management assistance.)
      - Case Management Services (collaboration continues)
      - Childcare
      - Tutoring
  
    - b. **Individual apartment units** (more difficult to manage w/people in transition)
      - Individual/family stable, in school and some working part-time at low level paying job.
      - Case Management Services (collaboration continues)
      - Childcare

## **2. Implement MAP (Moving Ahead Program)**

- Career Counseling, Job Training and Placement
- Tutoring
- Collaboration with community partners continues

### **Level III – Permanent Affordable (rental Housing)**

At this level of housing, some people may never move into a place where they can achieve homeownership.

A critical element to their ability to move into homeownership is “CREDIT SCORES”.

- Multi-family rental housing (4 unit and more)
  - Single family rental housing
  - 2-4 Units
- 1. Population Served** (nuclear families/individuals/single mothers w/children, seniors)
    - a. Working Poor (those who have not been homeless)
    - b. People transitioning from Level II Transitional Housing
  - 2. Services Provided**
    - a. After school tutoring program
    - b. Computer lab (on-site)
    - c. Childcare (on-site)
    - d. Financial Counseling (preparing for homeownership)

### **Level IV – Homeownership**

- Single Family
- Townhomes
- Condominiums