

Invitation to our  
Annual  
FriendRaising  
Breakfast  
attached!

# 2024 Annual Report

"Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart."  
- Matthew Desmond



## How we make an impact:

- Permanent Supportive Housing
- Rapid Rehousing
- Family Stability Shelter
- 36 Affordable Housing Units
- Food Pantry
- Hygiene Center
  - Shower facilities
  - Free washer and dryer access
  - Computer Lab
  - Hygiene supplies
  - Diapers
  - Coats, gloves, and hats

### Soon to come....

Gravelly Lake Commons Affordable Housing



### Our Mission

LASA is a community-supported agency committed to the prevention of homelessness and recurrent homelessness.

### Our History

In 1989, Rev. Luther Kriefall brought in congregants from 16 houses of worship. They all shared a common interest in both their neighbors and social justice. Together, they created a program that addressed the immediate issues causing homelessness.

## Organization of the Year



Lakewood Rotary has been an amazing supporter for LASA, over the years. The work they do, not only with LASA, but the entire Lakewood community is truly inspiring.

The Rotary has had supplied LASA board members, volunteers, and financial support. They stock their food pantry outside our offices weekly, they have provided money to improve our technology, specially covered costs that kept four families housed, and most recently supported our hygiene center financially and with laundry supplies.

LASA would not be what we are today without the support of Lakewood Rotary!

## Person of the Year



**John Caulfield**  
Lakewood City Manager

John Caulfield has served as the City Manager of Lakewood since he was appointed by the City Council in September 2013. His history of public service is extensive.

As City Manager, Mr. Caulfield has been a great supporter of LASA. He was instrumental in LASA's ability to purchase the properties needed to create the LASA campus, and helped LASA coordinate applications for federal and local funding for our facilities and programs.



### Board Members

**President**  
**Walt Sommers**  
Retired College Admin.

**Vice President**  
**Thomas Thompson**  
Retired Military

**Secretary**  
**Tracy Bowens**  
Retired Engineer

**Treasurer**  
**Kamarie Wilson**  
Manager, HomeStreet Bank

**Past President**  
**Joyce Loveday**  
President - CPTC

### Members at Large

**Jim Cave**

**John Caldwell**

**Rachel Adler**

**Jackie Lownie**

**Elizabeth Grasher**

### Staff

**Jason Scales**  
Executive Director

**Allen Arnhold**  
Finance Manager

**Jennifer Frisk**  
Program Manager

**Betty Beer**  
Lead Case Manager

**Jazzlyn Knighten**  
Case Manager

**Katie Beer**  
Facilities

**Shannon O'Connell**  
Special Projects

**Kya Poole**  
Admin. Asst.



## KNOW THE FACTS

The Point in Time count for Pierce County reported 2,661 individuals experiencing homelessness, a 23% increase over 2023.\*

During the last decade, the number of homes added in Pierce County was up to 20,000 units short of the supply needed to keep up with population growth. \*

Housing production needs to increase by 46%, or 2,300 units of affordable housing per year.\*

Washington saw a 20% increase in homeless students grades K-12, which is on top of a 30% increase in 2023.

This is just a reflection of the national crisis. 2024 saw the highest level of homelessness ever recorded.\*\*





# LASA Programs Work!

A. and F., along with their six children, originally moved into LASA’s transitional housing at Flett Meadows.

F. was working and A. was a stay at home dad as he worked on permanent residency requirements.

Because they were such excellent tenants, when their time in LASA’s transitional housing program was up they were offered one of our affordable housing units.

During their time there, both parents gained stable employment. Five of their children grew up and moved out, the sixth is a senior in high school.

Last year their stability and income granted them the opportunity to become first time homeowners, fulfilling a long-term goal and granting them greater housing security.

D.K. and J.E. came to LASA in 2015. They both had challenging backgrounds: he became an addict at 14, and she experienced extreme domestic violence. After ending up homeless J.E. turned to drugs as well, using them to combat the hopelessness she felt.

When they came to LASA they were set up with a permanent place to live and provided with basic household goods to get them started. D.K. always wanted to be a truck driver, so he went to school and got his CDL. He currently drives for a construction company in town. J.E. got her associates degree, and went on to get her bachelor’s. She interned with Big Brothers and Big Sisters and intended to continue working in the human services field.

In 2024 J.E. and D.K. called Betty with good news! Not only were they still thriving, but they had become first time homeowners!

## Our Vision:

**Phase I:**  
LASA’s Client Service Center & 14 units of Permanent Supportive Housing - *Prairie Oaks*  
**Completed 2015**



**Phase II:**  
Completion of our Hygiene Center - access to laundry and shower facilities  
**Completed 2023**



**Phase III:**  
*Gravelly Lake Commons* 26 1-, 2-, & 3-bedroom Affordable Housing Apartments  
**Fully Funded 2023 Under Construction 2025**



**Phase IV:**  
*Gravelly Lake Commons* 3,000 sq ft affordable daycare & 30 additional affordable units  
**Fundraising NOW!!**



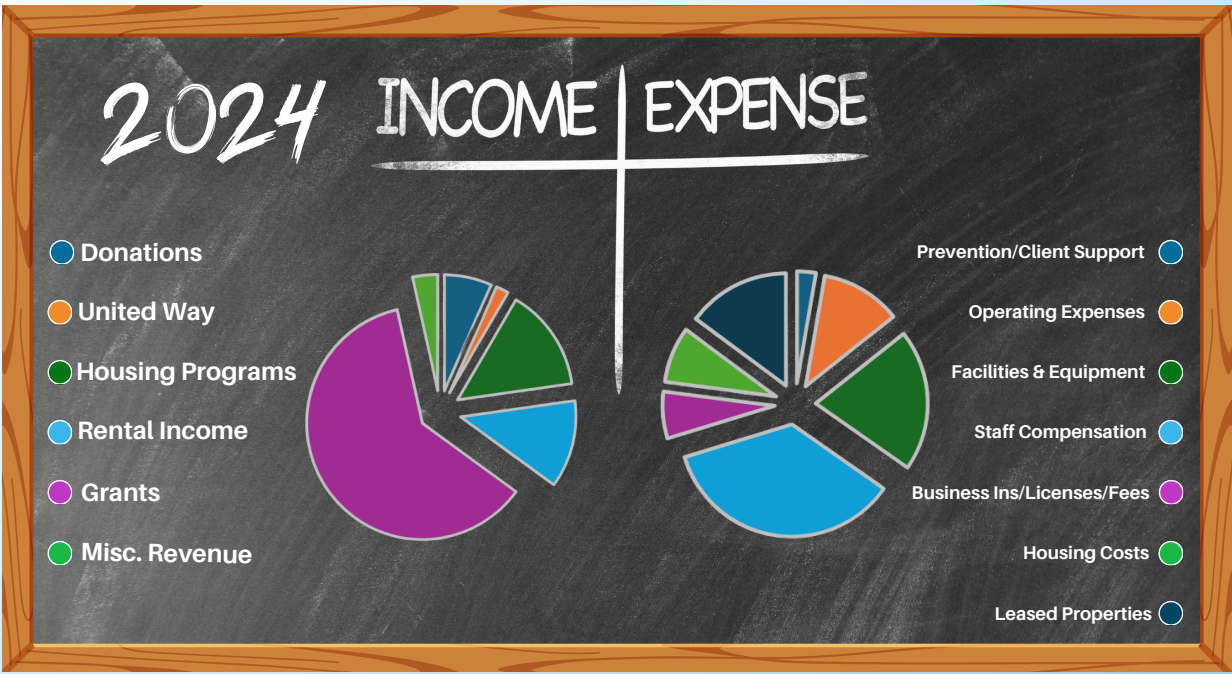
To create a campus where our neighbors in need can find affordable and permanent supportive housing, access to a hygiene and laundry facility, a 24/7 affordable daycare, onsite case management, and support with basic needs such as food, clothing, and household goods.



- After a flood in January badly damaged our offices we spent 2024 rebuilding, and by the end of the year repairs were complete!
- Over \$44,000 was raised at our Annual FriendRaising Breakfast in April! These funds go directly to people in need in our community.
- Ownership of Prairie Oaks permanent supportive housing units were transferred from Tacoma Housing Authority to LASA!
- Last year LASA provided 50 households with rent and utility assistance, totaling over \$30,500.
- The difference between the 2024 Fair Market Rent Rate and the rent rate that LASA charged on our 21 units of Affordable Housing meant our tenants saved approximately \$224,000 in rent last year.

*“A necessitous man is not a free man.”*  
FDR

*“If you can’t afford housing and have to live in a tent on the street or constantly one step ahead of eviction, you’re not free.”*  
Thom Hartmann



### Letter from the Director

It was in mid-January 2024 during an unusually cold night that a fire sprinkler pipe burst in an apartment unit above LASA’s office space. One day we had an office, then next day we did not. Suddenly staff had to scramble to make sure the work got done, families were housed, and resources were still available. With no place to call “home” our work took longer than normal as we were all spread out working out of multiple locations, everything cost more as we had to buy new supplies and get them to the right places, and we all became a little disconnected from each other and our community.

This experience highlighted the struggle and challenges that the households we work with everyday face when they are homeless. The incredible amount of determination, dedication, and tenacity it takes to build a life and move forward when you don’t have a safe and stable home is awe-inspiring. I am blessed to witness the strength the families we work with, and the staff as well, as they build lives without the resources and support that many of us are privileged to have every day.

LASA’s journeys and the journeys of the families we work with would not be possible without your support. Thank you to all of you for making home possible for so many.

