



YOU'RE INVITED!



2025 Annual Report

LASA is hosting our Annual FriendRaising Breakfast! Join us in celebrating our progress over the last year and support our community as we begin raising development funds for Phase II of Gravelly Lake Commons – Additional Affordable Housing for Lakewood!

Please book your (free) ticket at www.LASApierce.org or here:



Wednesday, April 29th at 7:30 AM
Clover Park Technical College
Building 23 - McGavick Conference Center
4500 Steilacoom Blvd. SW, Lakewood, WA 98499
Questions? Email shannon@lasawa.org

"It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else 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
 - Day center with limited clothing and food options, device chargers

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.

Soon to come....

Gravelly Lake Commons Affordable Housing



Organization of the Year



West Pierce Fire & Rescue (WPFR) and West Pierce Cares (WPC) are important community partners of LASA. In 2025, WPC donated an Automatic External Defibrillator to LASA and educated the staff on how to use it. WPC also supports families including LASA clients by providing Uber Health services, bus passes, and gift cards.

WPFR has responded to calls at LASA properties. Every time the compassion and professionalism shown by the responders touched the residents and LASA staff. These interactions bolster relationships between emergency services and members of the community.

The support of these two organizations has been invaluable to LASA and our work in the community, and we look forward to continuing this relationship in the future.

Person of the Year



Janne Hutchins
LASA Exec. Dir. Emeritus

2025 was a year of dreams becoming a reality for LASA. Gravelly Lake Commons and the Hygiene Center were dreams of Janne Hutchins. It's the completion of her dreams that we celebrate now.

When Janne retired in 2023, her work with our unhoused neighbors did not stop. Janne is often out in the community doing outreach, providing necessities to those in need. She has also taken on a leadership role in the Pierce County Coalition to End Homelessness, a group that works tirelessly to make sure everyone in Pierce County has a safe and stable place to stay.

LASA, Pierce County, and countless people are better because of Janne's tireless work and incredible vision.



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

Mychael Hatfield
Admin. Asst.

DID YOU KNOW?

The 2025 Pierce County Point In Time Count (PIT) showed 2,956 unhoused people, an 11% increase over 2024 (2,661).*

Over the last decade, the number of unhoused people in Pierce County has more than doubled, from 1,283 to the current 2,956.*

The most common reasons cited for becoming homeless: housing affordability, family crisis or separation, job loss, and escaping domestic violence. In 2025 over 17,500 people entered the crisis system and only 1,375 exited to permanent housing.*



*WA Dept. of Commerce



Our Vision:

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.

2025 Highlights

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
Under Construction 2025
Opening Fall 2026



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



- In 2025 our Hygiene Center opened for full usage to our community, providing free shower and laundry access for our neighbors. People checked in for these services over 1,300 times over the year.
- In addition to our Hygiene Center opening, in 2025 we opened our day center, providing a hot meal, snacks, and other food, computer access, clothing, and device charging to our neighbors.
- Last year LASA provided over \$127,000 in direct client support, including rent and utility assistance, security and utility deposits, hotel stays, and transportation.
- Over \$43,000 was raised at our Annual FriendRaising Breakfast in April! These funds go directly to people in need in our community.
- The difference between the Fair Market Rate and the rent rate that LASA charged on our 21 units of Affordable Housing meant our tenants saved approximately \$290,000 in rent last year.

“ For the family living paycheck-to-paycheck, or those at risk in their current living situation, access to affordable housing is pivotal to their safety and long-term stability. ”
-Alex Padilla

Amanda's Story

December 2017 was the first time my son and I slept in a car. My boyfriend of ten years, Dwayne, and I had split and we had nothing but the clothes on our backs and our car. I would put on the car cover and pretend like we were camping. We would use a fondue maker to cook top ramen. My little boy slept while I cried all night.

Dwayne and I decided to work things out, but we got in a car accident and the car was totaled. We had nowhere else to go, so we moved into a hotel. In February 2018 I registered with Coordinated Entry. We waited over a year until we heard something.

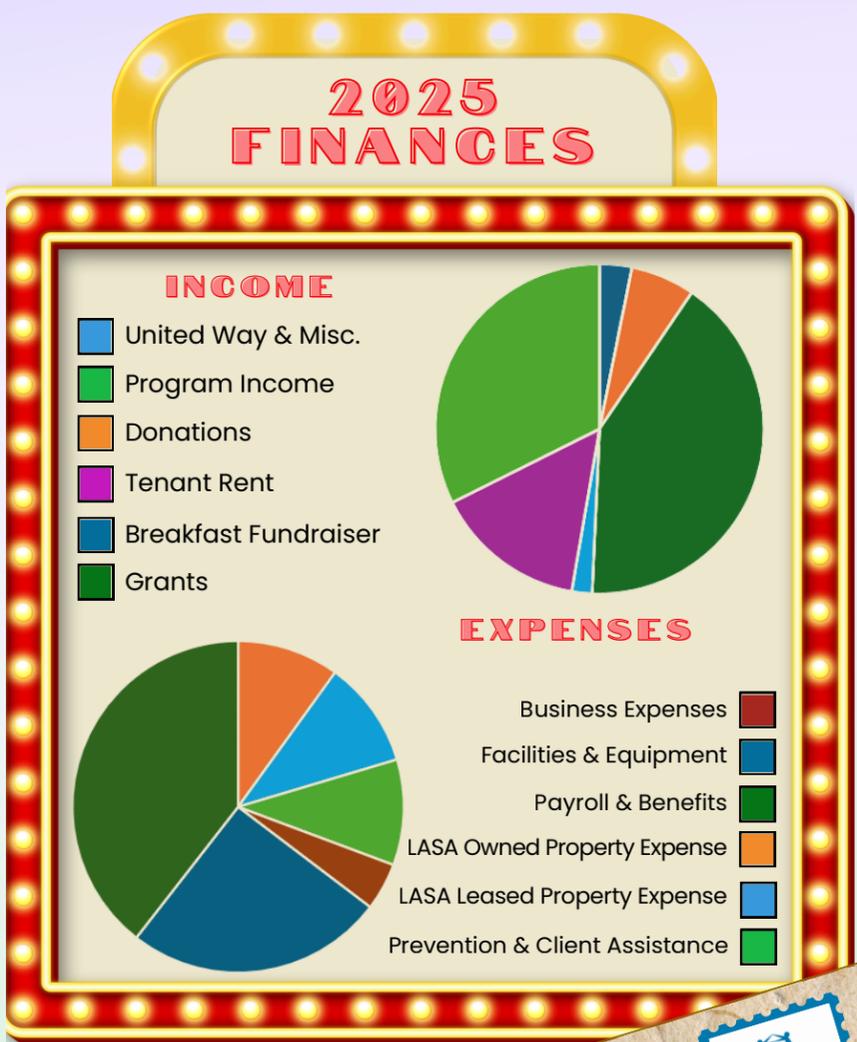
In April 2019 the phone rang. It was LASA with an opening in one of their units. I went in for the assessment and this amazing woman, Betty, handed me the keys to one of LASA's emergency shelter apartments. She said we could stay there until our Prairie Oaks apartment was ready later in the month. It was hard to believe it was real. From that day Betty became one of the most important humans in my life.

Prairie Oaks was so different from living on the street or in a car. There were rules we had to follow to keep our housing, and we followed every one because I would NEVER live in a car again. After a year of no missed payments and no lease violations we earned a Housing Choice Voucher. Of course, right as we were ready to start looking for a new place Covid stopped everything. We lived at Prairie Oaks through Covid, and when the restrictions lifted we went house hunting. In September 2024 we found our place.

Now we have a house with a yard, a garden, and a front porch to sit and talk on. I went back to school and became a Certified Nursing Assistant. We have a car, a home, and hope for the future. If LASA hadn't called, if we didn't do the work, if Betty didn't support us the whole way through, I think we would be dead. I am so thankful for this program and the people who supported us.



Love, Amanda, Dwayne, and Jeremiah



SPOTLIGHT ON OUR PARTNERS

Say, "Hi," to our new Christmas sponsors - BMW filled an SUV and CalPortland filled the LASA van, including 3 bikes!



BMW Northwest



From the Director:

When dreams become reality.

2025 was a year in which years of planning and work saw our dreams become a reality. Our Hygiene Center was fully opened to the public and we broke ground on our Gravelly Lake Commons affordable housing project. These two projects have been years in the making and will have long lasting impacts for families and individuals who are experiencing homelessness. It is a testament to how a community can come together and do something amazing for others.

Thank you to everyone who make our dreams happen. Affordable housing is a powerful way to strengthen and build communities. It reduces stress in families, improves physical and mental health, children have significantly better educational outcomes, and families have increased spending power which leads to higher tax revenue for the community. When Lakewood families have a safe and stable place to live it benefits our whole community. It is only your support that allows LASA to provide vital services to neighbors in need.