



Beacon
INTERFAITH HOUSING COLLABORATIVE

Changing the
Landscape of
Home

2023 Annual Report

For fiscal year July 1, 2022 – June 30, 2023



A Message from Board Chair, Charlie Flynn

Dear Supporters,
The last year has been a significant one for Beacon and our collaborative of congregations.

The old adage is that the only constant is change. This past year saw the retirement of President & CEO, Lee Blons, the naming of our next CEO, Chris LaTondresse, and circumstances both extraordinary and challenging.



Pictured: Former Beacon CEO Lee Blons and current Beacon CEO Chris LaTondresse.

Early in the year, the Board of Directors announced Beacon's new five-year strategic plan, Changing the Landscape of Home. The plan affirms our organizational identity as a collaborative of congregations, speaks to the need to shore up our infrastructure to better serve Beacon residents, boldly advocate for transformational policy, and tackle cutting-edge supportive developments

to meet community needs others aren't addressing.

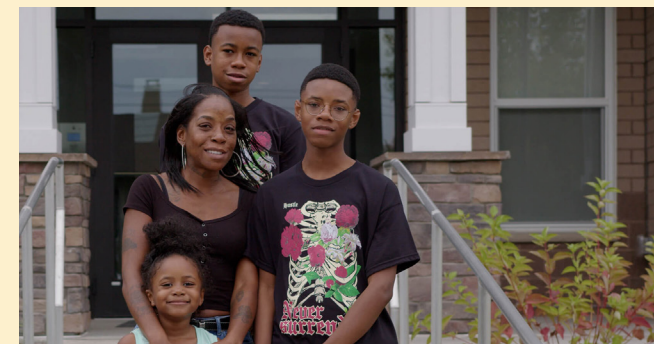
One outcome of the strategic planning process was the decision to transition away from direct service to families through the Families Moving Forward (FMF) program to channel more organizational resources into our areas of expertise – building and sustaining homes and transforming public policy and investments to ensure that all people have a home. The decision to step away from FMF was made with a great deal of intention and we are so grateful that HHF Abundance took the program on to provide continuity of services for the families being served.

This year was also one of extraordinary challenges that Beacon has not faced before. We strive to have every Beacon home be safe, stable, well-maintained, and well-integrated into their broader neighborhoods. Challenges that have arisen for property owners, both for-profit entities and nonprofits such as Beacon, have been unprecedented in the last few years. The acuity of community need has risen sharply in the face of the opioid crisis, public safety concerns, economic stressors, staffing shortages, and implications of the eviction moratorium.

Despite all of these challenges, Beacon has directly addressed concerns and

established a new division of supportive housing under the talented leadership of Babette Jamison-Varner who joined our senior leadership team to develop the infrastructure and staffing to appropriately resource the needs of Beacon's growing portfolio of homes (660 and counting!). We have spent months diving into organizational learning that can help us effectively respond to challenges and deploy a more rapid response in the future.

We also celebrated alongside you as we opened 40 new homes at Lydia, renovated the homes at American House, and welcomed 180 Degrees as our service provider at Great River Landing. We amplified the powerful voices of Theresa Dolata and Amanda Woods as we channeled the energy of thousands of supporters to secure a HUGE win for housing at the legislature and the creation of Bring it Home, Minnesota that provides 5000 new rent vouchers for families. We expanded our collaborative of



congregations, made significant progress on the homes at Bimosedaa, laid the groundwork to defend land use at Prairie Pointe, and broke ground at Vista 44.

As Beacon's board chair, I am proud to serve an organization that is so committed to improving its own practices to meet community need. While it's our dream, I know that in my lifetime, it's unlikely that Beacon will ever work itself out of a job. A vision statement is aspirational - to effectively deliver on Beacon's vision that ALL people have a home, we will need even more supporters, advocates, and partners like you. Thank you for your support in the last year. I hope we can count on you to sustain this work until every single community member has a roof over their head and a place to call home.

Gratefully,

Charlie Flynn

Charlie Flynn, Beacon Board Chair

“Living in my Beacon home has helped me change my family's narrative from surviving to living! Living here has been a steppingstone for the greater. These homes change lives for the better, give hope to families, and empower everyone in the community.”

-Amanda, Beacon Resident



20 Years of Home

20 years after first opening its doors to 40 people with low incomes, Beacon's Lydia Apartments celebrated an expansion and renovation this year that doubled the number of residents with a safe, stable home.

Each of the now-80 residents had previously experienced housing insecurity or homelessness, but now have a place of their own to call home. They have access to professional advocates, with offices in the building, to connect them to resources and work toward their own life goals.

At Lydia, the model of supportive housing has proven itself time and time again. There are residents who have lived here for 13, 15, or 18 years who had struggled before to keep a place for a few months. When support systems are embedded into the design and experience of home like at Lydia, residents can address barriers and thrive.

Lydia is one example of how together, we're changing the landscape of home.

Our Results



660 homes in operation



96 guests served with emergency shelter and/or transitional housing through Families Moving Forward



462 homes at 12 properties that provided supportive services to residents



“Starting when I was 19, I spent two years without a home. I remember looking around, asking myself if I’d ever be stable, wondering if I’d ever have four walls around me, and a roof over my head. That kind of wondering takes a toll on you. Getting my apartment at Nicollet Square has been a true blessing. It’s given me the space to focus on my art, and a place to grow into a man. It’s meant the world to me.”

-Clifton, former Beacon resident



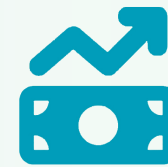
320 homes in development



83% of Beacon residents achieved at least one year of housing stability



109 homes completed



Minnesota state housing budget grew by 20%



5,000 state-funded vouchers created through the passage of Bring it Home, Minnesota



\$1 billion approved by the Minnesota state legislature for one-time funding for housing



Community of Support

Transformational Congregational Generosity

“We feel so fortunate that our congregation is in a place to walk with the nonprofit organizations that are deeply embedded in our community – listening to the needs of those who are currently experiencing or at risk of homelessness.”

These sentiments, offered by Ginger Sisco of Hennepin Avenue United Methodist Church (HAUMC), summed up the feelings of many in her congregation as they planted new seeds for home. In February 2023 following months of discernment, HAUMC voted to gift Beacon nearly \$900,000 to help create new homes at Bimosedaa and Emerson Village. Their generosity will leave a legacy of more than 40 deeply affordable homes for individuals and families.



Pictured: Rendering of Bimosedaa and Emerson Village

The Need and the Gaps

While we champion the resident support and new homes that Beacon provides, the community reminds us that this doesn't scale to the enormity of the need for housing equity and stability.

We envision a different future. In this future, every Minnesotan has a roof over their head and the stability and dignity that go along with it.

Will you help us build this future together? Will you join us in our mission to ensure that all individuals and families have a safe, affordable place to call home? Give the gift of home today by visiting beaconinterfaith.org/donate/.

Did you know it takes \$21,000 in private support to create a Beacon home?

Each gift of \$21,000 is what we call a “seed of home” and allows Beacon to do the rigorous planning and development that brings public resources to the individuals and families that need affordable homes today.

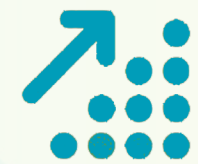
By the Numbers



\$4.6 million donated



\$29.5M total public funding unlocked for affordable Beacon homes



6.4X the impact created by Beacon for each dollar donated



1152 individuals in our resident community



4,000 individuals engaged through direct action, training and events



1,000+ donors who sustain Beacon's work



87% of residents of Beacon homes identify as BIPOC

Growing the Power of Our Movement



8% of congregations within the Beacon collaborative self-identify as majority BIPOC



28% of Beacon board members identify as BIPOC



4 out of 9 new hires and 33% of Beacon employees identify as BIPOC



25% of Bring it Home, MN allied organizations have BIPOC leadership



35 organizations allied with Bring it Home, MN



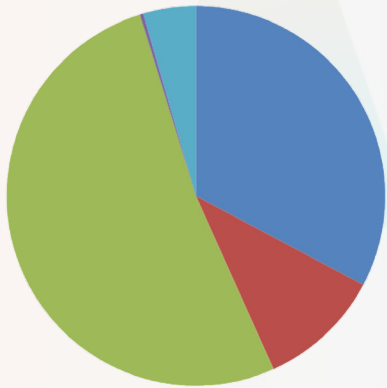
110 congregations engaged in Beacon's work



7 service partners working with residents of Beacon homes

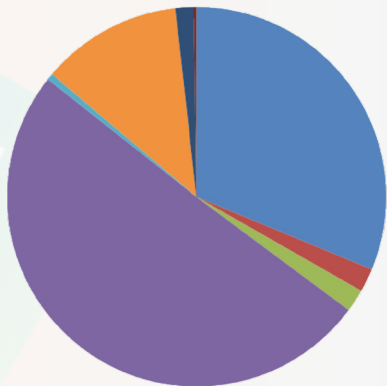


1,000 individual advocates for Bring it Home, MN



Beacon FY23 Consolidated Revenue Sources

■ Contributions.....	\$4,608,062
■ Government Grants.....	\$1,480,289
■ Fee & Property Income.....	\$7,309,551
■ Interest & Other Income.....	\$40,007
■ Assets Released From Restriction.....	\$631,426
Total.....	\$14,069,371



Beacon FY23 Consolidated Expenses

■ Occupancy & Property Expense.....	\$7,156,384
■ Personnel.....	\$4,430,323
■ Professional Fees.....	\$284,697
■ Office & Staff Expense.....	\$272,486
■ Meetings and Events.....	\$77,508
■ Contracted Program Services.....	\$1,702,531
■ Direct Client Assistance.....	\$224,581
■ Miscellaneous.....	\$31,610
Total.....	\$14,810,120



Beacon is changing the landscape of home through the power of our collaborative of congregations that advocates to create new, deeply affordable homes, invests in residents through wrap around supportive services, and champions transformative policy solutions to ensure all people have a home.

Scan here to view the impact we've made together this year or visit beaconinterfaith.org/fy2023-annual-report-beacon/

