

# 2025 Impact Report



INSPIRING PEOPLE • CHANGING LIVES • ENDING HOMELESSNESS



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We believe **every**  
**child** should have  
a home and a  
healthy start in life!



We know that far too many families are homeless and without hope as they struggle to keep a roof over their children's heads. The high cost of rental housing and the lack of fundamental skills, such as literacy, budgeting, and job skills put even more families at risk.

SHELTER, Inc. gives families a safe place to live, meeting their most basic needs, while offering individualized services such as education, employment and counseling.

With the help of the community, we provide families with life-long tools that allow them to transform their lives and provide a brighter future for their children.

# Investing In People's Lives

Dear Loyal Supporter,

This past year, your unwavering generosity once again extended a lifeline to nearly 4,000 individuals — **over one-third of them were children!** Many have faced the threat of eviction or the harsh reality of living in shelters, vehicles, or on the streets.

Your trust in our mission makes a world of difference to those we serve. Your compassion keeps families together, helps children remain in school, and empowers individuals to regain self-sufficiency. Together, we are preventing homelessness, restoring dignity, and strengthening communities where everyone has the opportunity to thrive.

Twenty-five years ago, 58% of Bay Area families could purchase a home. Today home ownership is now beyond reach for more than 56% of Bay Area families. Over the past decade the average age to purchase a home is over 45. Rental affordability has become even more dramatic and has seen a 359% increase while wages have only gone up by 196% during the same period. Because of these alarming changes, SHELTER's proven service models and our effectiveness in preventing and ending homelessness has resulted in being called to serve families in new areas. SHELTER now provides services in **Marin County** along with **Contra Costa, Solano, and Sacramento counties**.

The following pages highlight the powerful outcomes made possible through your support. As you read this report, we invite you to celebrate the lives changed, the progress made, and the communities strengthened — all because of you.

With heartfelt gratitude,



John Eckstrom

Chief Executive Officer, SHELTER, Inc.





 **9,861**  
requests  
for  
assistance

 **3,994**  
children  
and adults  
receiving  
assistance

# The Need

A single person making \$110,000 or less is considered **low-income** in the Bay Area. Imagine how a family of four with each parent earning \$25/hour (\$104,000 annually) can manage to make ends meet. Sadly, almost half of the households in the Bay Area are severely cost burdened and struggle to pay rents and are food insecure. This is only compounded by the severe shortage of affordable rental homes that exacerbates the plight of our low-income neighbors.

The Bay Area's cost-of-living is among the highest in the nation. An average two-bedroom apartment costs more than the take-home pay of a minimum-wage full-time single parent. This leaves them without enough money for food and other basic needs.

SHELTER is committed to being part of the solution. We provide affordable housing for low-income families. We help them overcome barriers to stable housing by providing one-time emergency assistance for rent, car repairs, and medical bills. We connect families to needed services like MediCal and Cal Fresh (SNAP) and we help boost their earning power through educational opportunities and job training, SHELTER has been a safety-net for families in their time of need for 39 years and we continue to empower people to regain their self-sufficiency.



# SHELTER, Inc. Solutions

**Prevention/Rental Assistance** Short-term rental assistance for families experiencing a financial crisis as a result of an unexpected life event (death in family, illness, job loss). ● ● ● ● ●

**Navigation Centers** Temporary shelter for families and individuals. Provides services focused on access to permanent housing and self-sufficiency. ● ● ● ● ● ● ● ● ● ●

**Rapid Rehousing** Short-term assistance with rent, security/utility deposits and services for rapid placement of families and individuals into housing. ● ● ● ● ●

**Permanent Supportive Housing** Long-term rental assistance and supportive services for individuals and families with chronic illnesses and disabilities. ● ● ●

**Affordable Housing** Provided to low-income families and individuals.

## Services

- Case Management
- Budgeting
- Housing Search Assistance
- Employment Services
- Mental Health Counseling
- Tutoring
- Parent Education
- Legal Services



Your support provides critical housing and services to help families and individuals whether they are facing eviction, living on the streets or struggling to obtain affordable rental housing.

**3,994**  
children and adults receiving assistance

# Your Impact: How Your Help

## Preventing Homelessness

Keeping a family in their home means that jobs are retained, families are fed, and children stay in school and are safe. Prevention services begin with a needs assessment to determine the amount of rental assistance needed.

**\$5,682**

Average amount of financial support per family provided

**99%**

Families & individuals who were imminently at risk of losing their home remained in a permanent home

## Ending the Cycle of Homelessness

Homeless families and individuals receive housing and support services including employment, education, counseling, and household budgeting to help regain self-sufficiency.

**84%**

Families & individuals exiting Mountain View Family Shelter who moved into a home

**71%**

Families and individuals without a home who successfully moved back into a permanent home with rental assistance

# Changed Lives

## Providing Affordable Housing

SHELTER, Inc. owns or master leases housing units and rents to low-income, vulnerable residents, including disabled persons and Veterans, many of whom have otherwise been unable to find housing.



**352** Housing units leased and owned by SHELTER, Inc.



## Year in Numbers



**97,554** Meals provided in our shelters



**212** Back to school backpacks and supplies distributed to children



**428** Thanksgiving meal care packages distributed to families



**730** Family holiday wishes fulfilled

# Who You've Helped

Your support allows us to serve those with the greatest needs. Providing housing, wrap-around services, and critical resources leads to self-sufficiency and stronger communities.

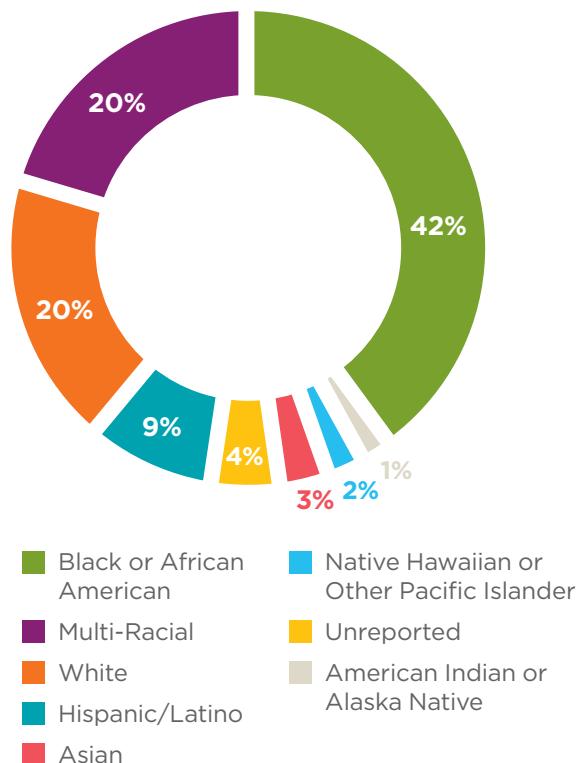


## You Have Assisted:



 Of the 3,994 participants we served last year, **115** were Veterans.

## Participants' Race/Ethnicity:



# Participant Story

## ***“Shelter, Inc. helped me become a dad again” - Meet Matthew***

This single father went from having no home to building homes. Matthew had struggled with drug and alcohol addiction, which led to his homelessness.

*“I fell into a depression and couldn’t get out. I went downhill, and I ended up homeless ... on the street and punishing myself,” he said.*

He sought treatment for his addictions and then spent months at SHELTER, Inc.’s Beck Avenue Navigation Center as he rebuilt his life and worked to gain custody of his then 7-year-old daughter. With the support of his case manager, he utilized parenting classes, counseling, financial, and employment services and was able to secure a job in his field as a chemical operator. Active in a local church, Matthew found housing through his fellow parishioners and gained custody of his daughter.

Successfully on his own, disaster struck months later when Matthew was laid-off. Afraid of ending up homeless, Matthew reached out to SHELTER, Inc., and his situation qualified for one-time help for emergency rental assistance. He also sought employment help and was matched with a local carpenter’s union. Matthew landed a job with a pre-fabricated housing construction company. A man that once had no home now works to build modular housing in a former submarine hanger located on Mare Island.

SHELTER, Inc. *“helped me become a dad again, and without them, I would not be where I am today,” he said. “I found a way to change my life, but I couldn’t do it alone.”*

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a dad again, and  
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would not be where  
I am today,” he said.  
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change my life, but I  
couldn’t do it alone.”



# Mission In Action

## **SHELTER, Inc. expands into Marin County with Casa Canal**

With the opening of Casa Canal in April 2025, SHELTER, Inc. now provides services in Marin County.

Casa Canal provides permanent supportive housing for people exiting homelessness. Developed by Eden Housing, the site includes 32 studio units, eight one-bedroom apartments, and a two-bedroom unit for an on-site property manager. Casa Canal also features shared spaces like a community room and a landscaped private outdoor space, offering welcoming environments for residents to gather and connect. Vibrantly colored murals by local artists illuminate the building exterior.

SHELTER was selected by Marin Health and Human Services to provide on-site services to all residents. Case managers work alongside participants to help develop essential life skills including goal setting, budgeting,

financial literacy, and independent living skills. In addition to individual coaching and support, case managers also facilitate groups that are geared towards the participants' needs. Participants can also partner with an employment specialist for coaching on resume building, job search strategies, and interview tactics.

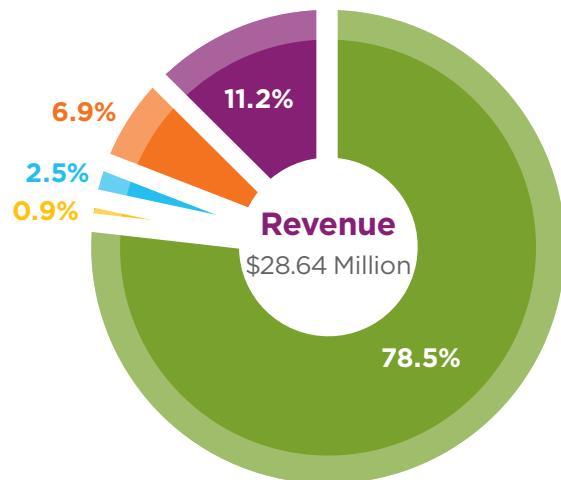
Additional support is provided by Eden Housing Resident Services and Marin County Behavioral Health and Resident Services.

*“It’s wonderful to see the residents settling into their new space,” says Program Director Mary Hill. “For someone who has experienced homelessness, starting to feel at home is priceless.”*

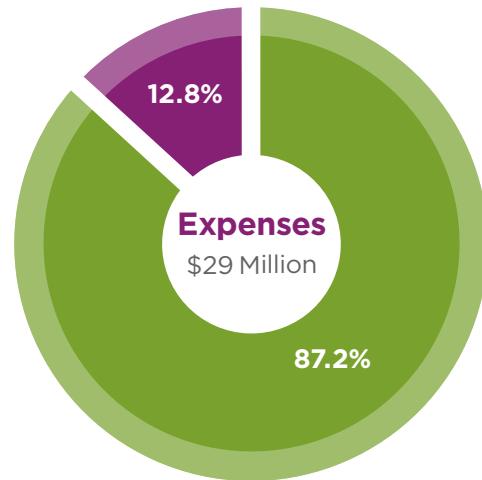




# Our Financials\*



- Public Grants & Contracts
- Contributions
- Rents & Fees
- Investments
- In-Kind Contributions



- Program Services
- Administration & Fundraising

\*As prepared internally.



# Thank You To Our Supporters

July 1, 2024 - June 30, 2025

## \$100,000+

Anonymous Charitable Gift Fund  
at Fidelity Charitable  
Jerald & Melody Howe Weintraub  
(The Justice, Justice Foundation)  
Sunlight Giving  
Tipping Point Community

## \$25,000 - \$49,000

Chevron  
East Bay Times Share the Spirit  
David & Janice Hammond  
George H. Sandy Foundation  
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United Way Bay Area

## \$50,000 - \$99,000

Gemmer Family Donor Fund #2  
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Lennar  
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Valero Benicia Refinery



## \$10,000 - \$24,999

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at Fidelity Charitable

Sieg & Doris Fischer Foundation  
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Klaus Berkner  
Lowell Berry Foundation  
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Bill King  
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McGrath & Kennedy  
Charitable Foundation  
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Rotary Club of Lafayette  
Smith & Dicig Family Fund  
at DAFgiving360  
St. Timothy's Episcopal Church  
The Quiggle Giving Fund

### \$2,500 - \$4,999

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Anonymous Fund of the American  
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Patricia Frazier  
Hays-Lohrey Foundation  
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at Morgan Stanley GIFT

### \$1,000 - \$2,499

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Tithes & Offerings Fund  
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Anonymous (6)  
Anonymous fund at DAFgiving360  
Anonymous Fund  
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Edwin & Susan Antolin

**\$1,000 - \$2,499 cont'd**

Armstrong Charitable Fund  
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Mervyn L. Brenner Foundation, Inc.  
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Andrea Gara  
Give Lively Foundation, Inc  
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Klein Family Foundation of MCF  
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Burt Liss Charitable Fund of the  
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Fund at Fidelity Charitable  
M. & E. Mahon Family Charitable  
Fund at DAFgiving360  
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Severin Marsted  
Martinez Lady Lions Club  
Vidal Martinez  
James & Beverly McCall  
Debbie & Al Medvin  
Peter Melczer & Margaret Lapiz  
Mt. Diablo Unitarian  
Universalist Church  
Sharon & John Nasstrom Fund  
at DAFgiving360  
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Brian & Karen Nippa  
Thomas R. O'Brien  
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Kim & Erica Reagan-Hackett  
Laurie Reich  
Jim & Edna Reiter  
Susan & Paul Renno Family  
Charitable Fund at  
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Jan Richardson  
Katherine Richardson DAF at Baird  
William & Lee Rust, Jr.  
Kaye Schleich Charitable Fund  
Bill Scott  
Craig & Nancy Shibata Fund  
at DAFgiving360  
Raquel & Daniel Silva  
Simmonds Family Fund  
at DAFgiving360  
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Sirott Family Gift Fund  
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Jennifer & John Spahr  
Spector Wellman Accounting  
& Consulting, Inc.  
Mary Staunton Fund  
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Thomas Staunton  
Heather & Corby Stead  
St. Joan of Arc Church  
St. Paul's Episcopal Church  
State of California  
-Department  
    of Corrections &  
    Rehabilitation  
Stevens Donor Advised Fund  
Taylor Family Fund  
    at DAFgiving360  
Temple Isaiah  
Thayer Family Charity Fund  
    at Fidelity Charitable  
Priscilla Tudor  
Bill Uhlman  
    & Rachel Westlake  
United Way Bay Area  
    Workplace Employee  
    Giving  
Martin & Irlene Van Ardenne  
Edgar Vant & Wendy Gulden  
Wayne Viegas  
Ray & Nancy Wack  
Ray & Ae Hui Weaver  
Stuart & Kim Weinstein

WestAmerica Bank  
Richard & Christine Wise  
Diana Wolcott Fund  
    at DAFgiving360  
Peter Zolintakis  
    & Renee Breber

**\$500 - \$999**

Ronald Allyn  
Jennifer Angel & Brian Jack  
Anonymous (2)  
Anonymous Fund at National  
    Philanthropic Trust  
Ann & Peter Appert Fund  
    at DAFgiving360  
Robert Armijo  
Caedmon & Kathryn Bear  
    Fund at DAFgiving360  
Gordon Berke  
Alan Boone  
Sandra Breber  
Brovelli Family Fund  
    at DAFgiving360  
Michael Brown  
    & Nancy Watkins  
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    Stanley  
Chevron Matching Employee  
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Cook Giving Fund  
    at Fidelity Charitable  
Britt Cooper  
D'Amico Family Charitable  
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    Endowment Foundation  
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    Charitable Gift Fund  
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Carol Dunkle  
Babette Dunlop  
Gerald Ealy  
Earl Family Fund  
    at Fidelity Charitable  
Ronald & Linda Engel Trust





## \$500 - \$999 cont'd

Susan & William Epstein  
Philanthropic Fund of the  
Jewish Community  
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Fund  
Amy Faltz  
Ann E. Farrell-Diemer  
Felde/Gray Gift Fund  
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of Martinez  
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Tim & Sarah Jur Foundation  
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**\$250 - \$499**

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Randy Ackerman  
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Anonymous (5)  
Mima Baird, Ph. D

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Tiffany Fong  
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Linda Garrett  
Carla & Tom Garrett  
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Reylonda Jackson  
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Tom Lee  
Lloyd Lee  
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Daryl & Susan Witbeck  
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Jackie & Joel Zaves

**\$100 - \$249**

Mark Abrams  
Richard H. & Mary Paula Adler  
Linda Allen  
Anduri Family Charitable Fund  
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Anonymous (12)  
Anonymous Private Company  
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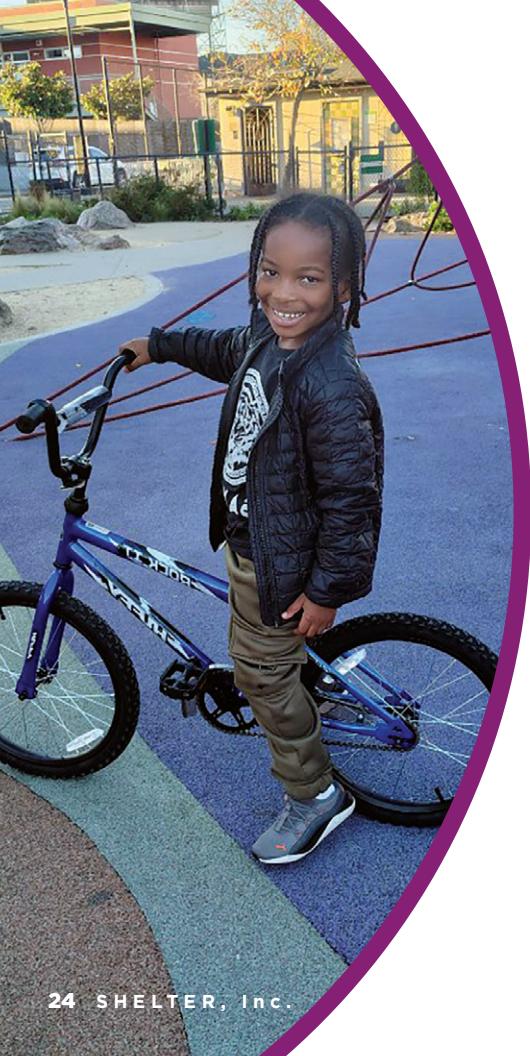
Lynn & Jason Baskett  
Susanne & Webster Beadle  
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Robert Jerome  
Lyndsay Johnston  
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LLNL Employee Giving  
& Matching Gifts  
Jeff Lee





**\$100 - \$249 cont'd**

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