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Mission Statement

AFH provides a continuum of housing and an array of services to support homeless and low-income families and adults to secure a stable home, to be an active part of their community, and to achieve a self-sustaining way of life.
Greetings from Board Chair and Chief Executive Officer

Mark Hoover, Outgoing Chair: In these ESSENTIAL times, the last thing we would want to do is stand still, and so it has been a highlight of my tenure as board chair to see AFH accelerate the agency’s strategic initiatives during this time of great need. Among the purposes of the all-volunteer Board of Directors is to maximize the potential of American Family Housing, ensuring the universal provision of housing and services to those most in need. I wish to take a moment to thank our board members, who have served as passionate ambassadors for AFH while providing wise counsel in managing growth and assessing risks. Their oversight has made this possible.

Mark Hoover
Board Chair, Outgoing

Glenn Williams, Incoming Chair: I would like to join Mark in thanking our board members for their dedicated volunteerism. I would also like to thank our ESSENTIAL donors, many of whom are listed in the back of the Report, who saw the philanthropic value in keeping us moving even as the world around us came to a halt. Our growth in this area has been critical to our success. Onward!

Glenn Williams
Board Chair, Incoming

Milo Peinemann: In 2020, the pandemic has helped us all develop a new understanding of the meaning of ESSENTIAL. This is the theme of our Annual Report this year: ‘What is Essential?’ We believe that the most challenging time in a generation is upon us, and our efforts to bring cost-effective housing solutions to our communities are more essential than ever.

Milo Peinemann
Chief Executive Officer
We know what it takes for a person or family to access the services and support they need to achieve stability, recover, and pursue their own life goals.

These approaches are proven, and can save tax payer dollars, while doing the right thing. American Family Housing’s Chief Executive Officer, Milo Peinemann, talks about it here.

**Supportive Housing**
The simplest solution is the best and most cost effective. Permanent rental housing for formerly homeless families and individuals, with just the right amount of supportive services.

**Affordable Housing**
We envision strong Southern California communities where an affordable home is available to everyone, where all children have a place at home to study, and where everyone has a decent kitchen where they can cook.

**Bridge Housing**
Providing temporary housing and navigation services to help “bridge” individuals during the transition from homelessness to stable housing.

Along with access to housing, we work to:

- **Foster** education connections
- **Build** career pathways
- **Integrate** health care by getting people who are experiencing homelessness access to comprehensive health care
- **Reduce** criminal justice involvement where it doesn’t make sense
- **Strengthen** our crisis response systems, so when people are in immediate need, we step in before things get worse
Thank You to American Family Housing’s essential workers for your dedication, your commitment, and your professionalism.

In 2020, American Family Housing served over 1,600 individuals in our affordable housing, supportive housing, and bridge housing.

Supportive services are delivered by our highly trained staff, who offer case management, counseling, food and transportation assistance, and life skills training.

Over the past year, 71% of households increased their income and 95% of individuals in supportive housing maintained their housing.
Our Community is ESSENTIAL

Working Together, Apart during the pandemic.

In 2019 our volunteers put in over 16,000 volunteer hours, from painting units to preparing Thanksgiving meals, our volunteers are always ready to go.

We've seen you a lot less in 2020 but you still helped us keep our community safe.

Looking forward to seeing you all soon!

VOLUNTEER HOURS

16,115.50
Housing is ESSENTIAL.
A home is everyone's foundation for success.

AFH owns and operates residential communities at more than 60 locations in Orange, Los Angeles, and San Bernardino counties.

AFH partners extensively with both individual and corporate landlords to expand our reach.
Good design is **ESSENTIAL**

OUR REAL ESTATE DEVELOPMENT TEAM builds high-quality housing communities that are beautiful, a pleasure to live in, and are an amenity that contributes to the fabric of the surrounding community.

Our expert staff has extensive experience developing housing designed for the people who will live there.

From the get-go, this means collaborating early on in the design process to integrate high quality supportive services and responsive property management with sensible environmental design.
Our Vision

We plan to build 1,000 new housing units over the course of a decade with 275 new homes under construction now or in our development pipeline.
Integrating Housing & Healthcare

This beautiful residential community in Midway City, CA will provide a mix of both supportive housing and affordable housing.

Developed in a first-ever partnership of its kind with the County of Orange and with CalOptima, many of the homes in this innovative community will be homes for high-frequency utilizers of the healthcare system. We’re doing what makes sense for them, and for everyone. If the pandemic has taught us anything, addressing health is ESSENTIAL if we are going to end homelessness.

Set to open in 2022.

After years of receiving their expert guidance and support, we are proud to be partnering with our colleagues at Veloce Partners as we continue to innovate: this development will be constructed with prefabricated modular housing, as part of our never-ending efforts to cut construction costs and save time.
American Family Housing’s second foray into building with recycled shipping containers.

Our most visible accomplishment came when we converted surplus shipping containers into housing for homeless veterans.

We build upon this innovative model today in South Los Angeles where we are opening 54 new supportive units in 2021 in the LA Promise Zone. This collaboration with our good friends at Clifford Beers Housing will include business incubator space on the ground level, gardens on the rooftops, and a redefined urban space, thanks to the conversion of the adjacent street into greenspace made possible by special funding from the Annenberg Foundation.
We are excited to be supporting the City of Alhambra’s vision of a future for its civic center, which includes what will be a hallmark residential community for families and individuals.

This collaboration with our colleagues at National Community Renaissance will include retail space at the street level and a place-making design intended to tie together, and then enhance, the fabric of the surrounding community.
We look forward to more events like these once the pandemic ends!

Board Secretary, Elizabeth Casillas speaking at a groundbreaking.
Keeping the promise of helping end homelessness even during challenging times.
Our Financials

Our revenues are more diverse than ever, with revenues of $7.8 million at the end of 2019, rising up to $12.7 million as we headed into 2021. This increase reflects not only growth, but also the evolution of our business model as we ramp up the production of new housing.

Your donations make it possible for us to expand our ESSENTIAL mission during challenging times.
Take Action

As we continue to grow and provide housing and support to the families and individuals we serve, we are asking you to join us by becoming a monthly donor.

Becoming a monthly donor is the safest, simplest, and most effective way to support our mission to end homelessness as we adapt to the changing circumstances of COVID-19.

To become a monthly donor please contact Marissa Norys at mnorys@afhusa.org or (909) 262-3920

CLICK HERE TO JOIN US
afhusa.org/donate
Corporate and Foundation Donors

We are grateful for the support of our individual donors and our partners in the faith community. Thank you as well to many of our corporate and foundation donors:

- Affirmed Housing Group
- Aldi
- Allergan Foundation
- Annenberg Foundation
- Bank of America Charitable Foundation
- The Benevity Community Impact Fund
- California Community Foundation
- Cathay Bank Foundation
- Charitable Ventures of Orange County
- City National Bank
- Community Foundation of Orange
- Corporation for Supportive Housing
- Edwards Life Sciences Foundation
- William Gillespie Foundation
- George Hoag Family Foundation
- Kaiser Foundation Hospitals
- The Kramer Family Foundation
- MUFG Union Bank Foundation
- Orange County Community Foundation
- OC Community Resilience Fund
- Pacific Life
- Pacific Premier Bank
- Rhynard Family Foundation
- Sidney Stern Memorial Trust
- St. Joseph Community Partnership Fund
- Target
- United Way of Greater Los Angeles
- Orange County’s United Way
- US Bank
- Wells Fargo Foundation