“We provide a continuum of housing and an array of services to support homelessness 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.”
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Greetings from the Board and Executive Director

“In 2018, we focused on the basics of operating well and to a high standard. Even so, this was a year of rapid growth, as we grew by about 25 percent. But we can’t grow if we aren’t sure-footed. This year, we diversified our revenues. We implemented best practices in management and organizational infrastructure. We added staff at all levels. And we created this all-new Annual Report.

My favorite part of this Annual Report is page 7, where a member of our property management team and one of our social work interns is pictured handing the keys of an apartment to a family. This is what we do. And we can’t do it without you. Thanks for reading!”

- Milo Peinemann, Executive Director

"I’m grateful to have served as Board Chair, as American Family Housing moved out of the era of its founder to become a larger, regional contributor to ending homelessness. There is still much to be done, as we work for a future where no one has to be homeless. I’m glad to have handed the gavel over to Mark as incoming Board Chair. Now is not the time to stand still.”

- Tom Burnham, outgoing Board Chair

“The first duty for the Board of Directors is to assure the sustainability of American Family Housing and its nonprofit mission. This is a time of transformative and systemic change - and opportunity - in the world of housing and homeless services. We are challenged with striking a balance between investing in who we are today, but also pushing hard for tomorrow. So while we are poised for growth from within, I am equally thrilled to see us expanding our collaborative reach with public agencies and other nonprofit partners. The greater our reach, the greater our positive effect.”

- Mark Hoover, Board Chair
We're Building Housing!
We Know What It Takes To End Homelessness

Housing provides a foundation from which a person or family can access the services and supports they need to achieve stability, recover, and pursue personal goals. And to end homelessness in America, we must also strengthen our ability to prevent it in the first place. To do these things, we must take a multi-sector approach that focuses on housing needs, housing stability, and risks of homelessness across many different public and private systems.

- Foster education connections.
- Build career pathways.
- Integrate health care by getting people experiencing homelessness access to comprehensive health care.
- Reduce criminal justice involvement where it doesn’t make sense.
- Strengthen our crisis responses systems, so when people are in immediate need, we step in before things get worse for them.

Knowing what it takes, that means there’s great news for everyone: these approaches are proven, again and again, to save taxpayers money, while doing the right thing. Milo talks more about it here: [https://bit.ly/2U2ydz3](https://bit.ly/2U2ydz3)

Read more at the U.S. Interagency Council on Homelessness: [https://www.usich.gov/solutions/](https://www.usich.gov/solutions/)

Read more about those savings here: [https://bit.ly/2UA2o1j](https://bit.ly/2UA2o1j)

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Supportive Housing
Providing permanent housing and supportive services for formerly homeless and families that may need ongoing assistance along their journey.

Affordable Housing
Providing opportunities for families and individuals at risk of becoming homeless.

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

offered by American Family Housing are tailored to each household’s needs and delivered by our highly trained and compassionate staff. In 2018, American Family Housing provided case management, counseling, life skills training, food assistance, transportation assistance and other services to residents in permanent supportive housing.

98% of AFH residents who came from homelessness are still in housing 1 year later.

70% of households increased their income.

Cliff, a Marine Corps veteran, was chronically homeless when he moved into one of our residential communities. Two years later, he volunteers with us and has obtained stable employment.
Everyone deserves a home and the chance to be responsible for their own lives. When people have a kitchen to cook in, a bed to sleep in and a door to lock, they have a realistic starting point to take responsibility for their future. We work to provide the right amount of support to our tenants so they are no longer at risk of homelessness and can move forward to lead fulfilling lives.

In 2018, nearly 1,000 people lived in AFH apartments.

We can’t address health care or disabilities or school truancy or food instability for people who don’t have housing.
As of December 31, 2018, AFH:

- owns and/or operates residential communities at 60 locations in Orange, Los Angeles and San Bernardino counties.

- partners extensively with both individual and corporate landlords to expand our reach.

- has 200 new housing units in the development pipeline on our own and with partners.
New communities coming in 2019

- Isla Intersections - 54 APTS
  - All supportive

- Della Rosa - 52 APTS
  - Half affordable/Half supportive

3 affordable residences for families
Small-scale infill demonstration
The simplest solution is always the best!

To end homelessness we need housing. Emergency shelter and short-term options are necessary tools, but the real focus is getting people into housing and then supporting them as much as is needed.

To address the dramatic limitations created by the shortage of housing, AFH now has its own team of policy experts. Part of their job is to educate our stakeholders - from the neighbors next door to the halls of Congress.

[as pictured in the California State Capitol Building from left to right] AFH External Relations Director Steve Harding, Public Policy Analyst Bea Gadduang, and Board Member Steve Renahan.
We cannot do this work without volunteers!

Total volunteer hours worked in 2018 are 17,150.

Our Thanksgiving Dinner event fed over 1,200 guests and was a huge success!
Housing stability for our tenants requires us to be financially stable ourselves

We start 2019 with a team 28% larger than we started in 2018, with a more diverse stream of revenues than ever. Our total revenues for 2018 were $4,474,505 and our budget for 2019 is $5,530,582.

For more information, please take a look at our Form 990 here
1,000 apartments to be developed.

Ending homelessness among veterans, families and anyone under 25.

Supporting other developers, cities and services providers through collaboration rather than competition.
Call to Action

AFH has been making dreams come true since 1985. So when you give to American Family Housing, you’re supporting a 34-year tradition that today extends help to 1,000 lives each year.

We are so very thankful for the contributions we received in 2018 and wish to encourage each of you to help us again this year as we help struggling families and individuals to realize their dreams for a better life.

We build communities, both literally and figuratively. Eighty percent of our households have been in their homes for at least five years, and many of them get together regularly as part of our community building initiatives, such as our ever-expanding Children’s Program.

If you or your organization, corporation or foundation would like to make a gift please contact Steve Forry at sforry@afhusa.org, or click here to make a donation at https://afhusa.org/donate/.

Another great way to support our mission is through your participation in our annual Victories of Spirit Golf Tournament! For more information and to reserve your foursome, check out our website at: https://www.charityvalet.com/afhgolf-2019/index.asp.
WE’VE ACCOMPLISHED SO MUCH TOGETHER!

A SPECIAL THANK YOU TO THE GENEROUS INDIVIDUALS AND ORGANIZATIONS THAT SUPPORTED THE DEVELOPMENT AND OPERATIONS OF AMERICAN FAMILY HOUSING’S COMMUNITIES AND PROGRAMS.

**Individuals**
- Ed Reed
- Gary Crisp
- Glenn Williams
- Ken Kelter
- Kevin Kelter
- Tamara Kurtzman
- Craig Barbarosh
- Mike Murphy
- Jack Selman
- David De Fillippo
- Cezar Gutierrez
- Sam Ramirez
- Thomas Burnham
- Carolyn Craft
- Howard Mirowitz
- Mark Hoover

**Foundations**
- Wells Fargo Foundation
- Pacific Premier Bank
- The J. Grace Foundation
- US Bank
- William Gillespie Foundation
- Sidney Stern Memorial Trust
- R.D. Olson
- Lon V. Smith Foundation
- City National Bank
- Weingart Foundation
- Singing for Change
- Charitable Foundation
- The Home Depot Foundation
- Pacific Life
- Costco
- Hoag Foundation

**Our Partners**
- Orange County United Way
- Friendship Shelter
- Community Economics
- Affirmed Housing
- CLIFFORD BEERS HOUSING
- SCANPH
- UCI
- Veloce Partners
- Southern California Association of Nonprofit Housing
- Family Assistance Ministries
- Families Forward
- Mercy House
- Pathways of Hope
- Self-Help Interfaith Shelter