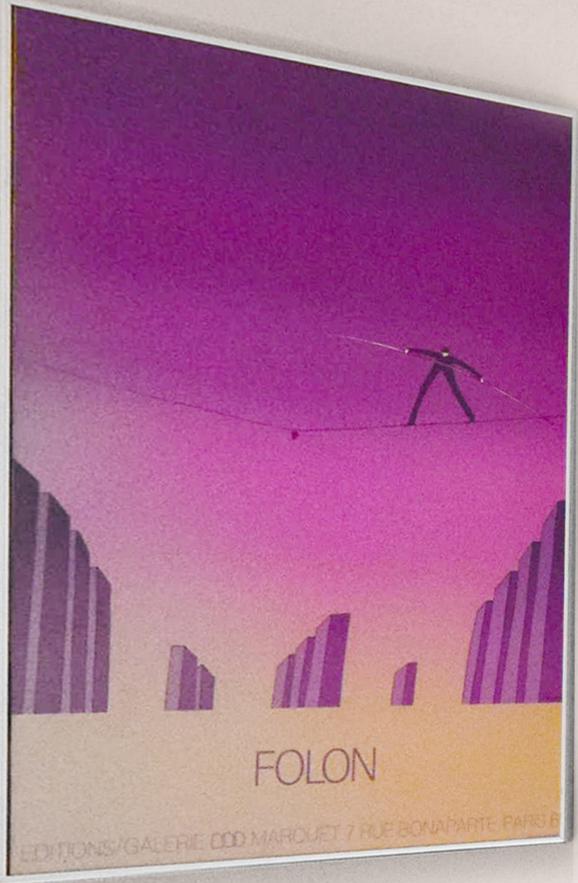




ANNUAL REPORT
2020





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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.

A handwritten signature in blue ink that reads "Mark Hoover".

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!

A handwritten signature in blue ink that reads "Glenn Williams".

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.

A handwritten signature in blue ink that reads "Milo Peinemann".

Milo Peinemann
Chief Executive Officer



Housing is **ESSENTIAL**

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

People Served

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

Our Communities

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.



CASA PALOMA



71 Apartment Homes

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.

ISLA INTERSECTIONS



54 Apartment Homes

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.

MARIPOSA



50 Apartment Homes

**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.

OUR SUPPORTERS ARE

ESSENTIAL

We look forward
to more events
like these
once the
pandemic ends!

Board Secretary, Elizabeth Casillas
speaking at a groundbreaking.



CURRENT

EVENTS



Keeping the promise of helping end homelessness
even during challenging times.



Our Financials

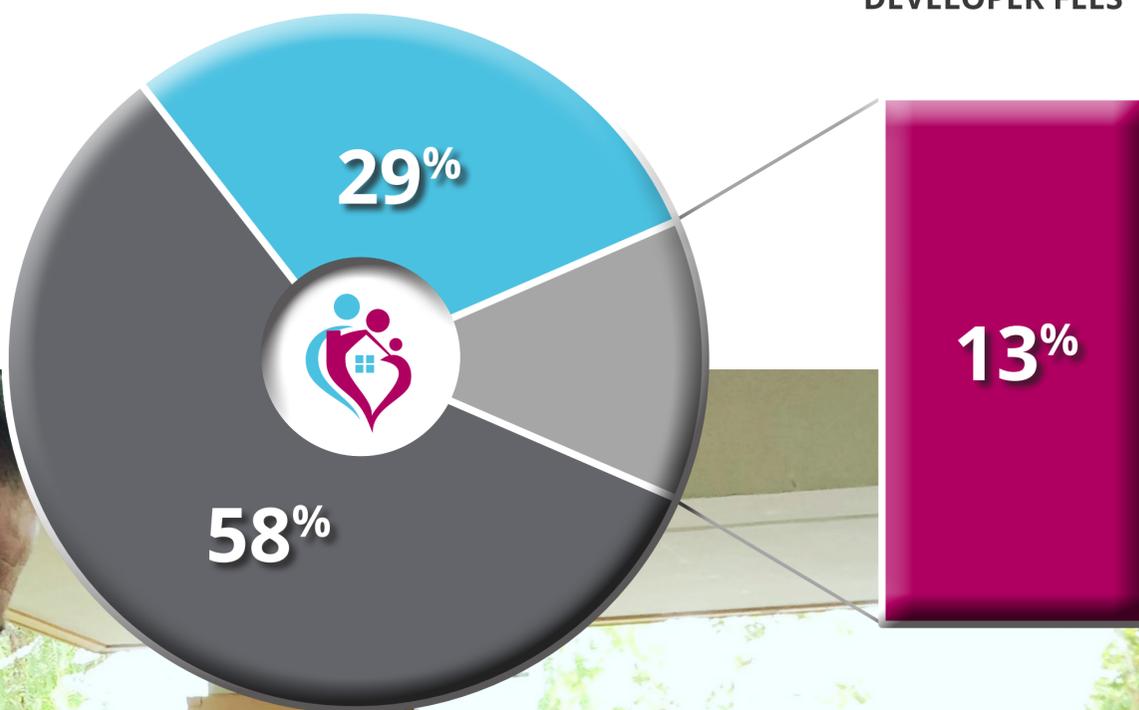
Our revenues are more diverse than ever, with revenues of **\$7.8 million** at the end of 2019, rising up to **\$12.7 million** as we headed into 2021. This increase reflects not only growth, but also the evolution of our business model as we ramp up the production of new housing.

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

●
GRANTS

●
RENTS

●
DONATIONS and
DEVELOPER FEES



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](tel:(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

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Pacific Life

Pacific Premier Bank

Rhynard Family Foundation

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Target

United Way of Greater Los Angeles

Orange County's United Way

US Bank

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