



# Compass Affordable Housing



## Glenstone Village Apartments

Compass Affordable Housing’s (CAH) Glenstone Village Apartments was built in 2010 to provide affordable housing to low-income households choosing to live in recovery from substance abuse. The 72 units provide stable housing to single adults, families and single parents all who are staying free of substance abuse.

Credible estimates of the prevalence of alcohol and drug abuse suggest that alcohol abuse affects 30% to 40% and drug abuse 10% to 15% of homeless persons. In the CAH Community Housing program a large percentage of the people we work with either became homeless due to their addiction or became addicted as an attempt to deal with the hard consequences of being homeless. Either way, both can kill you.

Today Laura, 60, says that CAH saved her life and with our help she is living a healthy, happy life and is achieving meeting her goals and wants to help others.

She became homeless due to her drug addiction. She lost everything including her home and family. We met Laura in June 2021 when she entered the CAH Community Housing program. She and her housing assistant worked together for nine months and still keep in touch. She had medical and mental health needs that required immediate attention and assistance. Today she has health care and a primary care physician and is working with a behavioral health organization. She is still in the same apartment and now pays her rent and other expenses. She even reconciled with her daughter after five years of no contact. Laura wants to help others now and we are sure she will.

**With your help, 2022 will bring new stability, and new beginnings for hundreds in our community.**

Arizona provides tax credits for individuals who make contributions to **Qualifying Charitable Organizations (QCO)**. More information on page 2.

## THANK YOU!

Compass Affordable Housing (CAH) would like to thank all of our auction item donors, bidders and winners who made our online Valentine’s Day Auction a success!

We are pleased to report that the auction helped us raise \$10,000.

Auction items included, travel getaways, including Hawaii and Mexico, bar tending lessons, gift certificates to local restaurants, resorts, music, theater, art, jewelry, wine and more. The funds raised will be used to continue our mission to serve people who are homeless and low-income in Tucson.

We are grateful to all who participated and thank you on behalf of the hundreds of individuals and families whom we serve. Your generous support assists us to help people find and maintain stable homes, and to support them as they become thriving, contributing members of our community.

It is with your help that we are able to make a lasting difference in the lives of those most in need.

Please visit our website at [compassaffordablehousing.org](http://compassaffordablehousing.org) to donate.

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## Affordable Housing Changes Lives!

Your gift helps...

- Families transition from homelessness to being housed
- Families stabilize and reunify
- Adults find employment
- Bridge gaps through our delivery of services, food and furniture
- People become self-sufficient by their own contributions

Your gift qualifies for the Arizona Charitable Tax Credit. Use Qualifying Charitable Code **20341** to be able to take your donation off your taxes.

### About the Arizona Charitable Tax Credit

Arizona provides tax credits for individuals who make contributions to Qualifying Charitable Organizations (QCO). Any charitable contribution of any amount up to \$400 or \$800 made to Compass Affordable Housing may qualify the donor for an Arizona Tax Credit.

**For purposes of your tax return, our QCO code is 20341.**

Donations do not have to be designated as "tax credit" donations in order to qualify for this benefit. Eligible contributions made on or before April 15 following the close of the taxable year may

be applied to either the current or preceding taxable year. More information is available at the AZ Department of Revenue website.

If you have chosen to make your tax credit donation to CAH this year, THANK YOU! Please consult your tax advisor for any questions related to using this donation as a charitable tax credit.



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## CAH Success Story

The Compass Affordable Housing (CAH) Community Housing program assists several hundred people each year to transition from homelessness to new stability.

CAH staff and households participate together as a team to obtain affordable housing, obtain employment, pay down debt, establish savings accounts and address other needs that promise a successful and healthy future for individuals and families.

Jason, 54, had a difficult childhood that landed him in prison as a teenager. Since then, he had little options and help to make a change so he spent more time homeless and in prison. Throughout this period he lacked direction and guidance.

**We met Jason in 2021 and worked with him to find housing, in spite of his background. When that happened things changed!**

He has since become proficient with technology, learned to budget, asks for help and communicates with CAH staff regularly. He became employed as a cook in July 2021



and began paying his rent and other bills and started his own savings account. He is still living in his apartment, saving money and working. He has dedicated himself to his job and had a good relationship with his boss and peers.

He has learned to communicate, be courteous and help others.

When his current lease is up we will assist him to find housing closer to his job. Jason is very happy and says that, since he had no family or support, Compass Affordable Housing has become his new family. We do not intend to lose touch with him.



## Myths of Affordable Housing

**Myth #1:** Affordable housing will lower property values in my community.

**Reality:** Studies have documented that contemporary affordable housing developments have no impact on nearby property values, and in some cases contribute to increased property values. One study conducted in Minneapolis found that “proximity to nonprofit-developed subsidized housing actually enhances property values.” Another study of four very low-income family housing developments in suburban Chicago revealed that affordable housing can have a positive impact on surrounding property values.

*Housing Research Synthesis Project, Research Brief 1, Arizona State University 8/2008*

Numerous other studies over time from around the country support the general notion that affordable housing has no negative impact on surrounding property values. Academic studies and market analysis also prove otherwise. One from Wayne State (Michigan) University tracked property values before and after affordable housing was built and found that affordable housing often has no or positive effect on property values in higher-valued neighborhoods and improves values in lower-valued neighborhoods.

### Some of the studies are as follows:

- *The Impact of Subsidized Housing Investment on New York City’s Neighborhoods. Working Paper 06-02. New York City: Furman Center for Real Estate and Urban Policy, School of Law, New York University.*
- *Galster, George C., Peter Tatian & Robin Smith. 1999. The impact of neighbors who use Section 8 certificates on property values. Housing Policy Debate, 10/4: 879- 917.*
- *Galster, George C. 2004. The effects of affordable and multifamily housing on market values of nearby homes (176- 201). In Anthony Downs, ed. Growth Management and Affordable Housing: Do They Conflict? Washington, D.C.: Brookings Institution.*

- *Nguyen, Mai Thi. 2005. Does affordable housing detrimentally affect property values? A review of the literature. Journal of Planning Literature, 20/1: 15-26.*

One housing development can’t affect an entire neighborhood. Property market movement results primarily from neighborhood desirability, characteristics of the housing being sold, and the overall development and prosperity of the neighborhood. Research has found that affordable housing has no negative impact on the price or frequency of sales of neighboring homes. Because contemporary affordable housing is attractively designed, professionally managed, and well-maintained, it preserves its good appearance, usefulness, and value over time.

Property values are affected by a wide array of factors, and it is unlikely that one affordable housing development would adversely affect the property values of an entire neighborhood. New affordable housing developments that are high quality with attractive units blend in well with the surrounding community.

The largest subsidy for housing in the United States is the federal homeowner mortgage interest tax deduction. This tax deduction is more than the entire budget for the U.S. Department of Housing and Urban Development, and larger than most states. And, its high-income families who benefit – approximately 50% of these benefits went to the top 11% of all U.S. taxpayers.

The reason units at a redeveloped or newly constructed “affordable housing” building can be offered at below-market rents or purchase prices is that the up-front acquisition and development costs of financing is reduced by federal tax credits and grants. In other words, the day-to-day operating costs and the rental income would not be subsidized by the municipality.

## WHY INVEST IN AFFORDABLE HOUSING?

- **Businesses** benefit knowing that their workers will be able to afford to live near their workplace, which strengthens Tucson’s competitive position in attracting and retaining businesses.
- **Neighborhoods** benefit when fewer low-wage workers must drive long distances to work, decreasing traffic congestion.
- **Schools** benefit when children are able to stay at the same school. Children are able to focus on learning without worrying about moving during the school year.
- **The Environment** benefits because affordable home developments are more compact and use land more efficiently. Housing is closer to jobs and services and reduce vehicle miles traveled, greenhouse gas emissions and pressure on open space.
- Families benefit when relatives have options for living near each other, can maintain their strong relationships and provide mutual support. For older adults, there are more opportunities for socializing and access to medical care, resulting in better physical and mental wellbeing.
- **Local Economy** benefits when a family moves into an affordable home and the savings to the household are spent on basic necessities, goods, or services.
- **Children** benefit by living in a stable home and experience fewer problems in terms of school, nutrition, stress, illness, and mental health. They have safer places to play with less exposure to violence.
- **The Healthcare System** benefits because tenants are better able to stay healthy and thereby reduce the demands on the health-care system. Those with physical or mental health problems require fewer emergency room visits, crisis care and hospitalizations, dropping healthcare costs significantly.

## Compass Affordable Housing

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Compass  
Affordable  
Housing

[www.compassaffordablehousing.org](http://www.compassaffordablehousing.org)

*Building a  
Better Tomorrow*

# GOOD NEWS!

Through the Tenant Services program, Compass Affordable Housing delivered 36,761 pounds of fresh vegetables, grains, seeds, beans, protein and plants between September, 2020 and March, 2022!

Food went to **Your Healthy Home Market** at Glenstone Village Apartments, Alvord Court Apartments and Downtown Motor Apartments.

Then we took it to additional community groups such as Casa Maria, St. Jose's Center, Tucson Preparatory School, Tucson House and Pima County Sullivan Jackson.

All to give food to homeless, very poor and vulnerable youth and adults.

**Good Job, Tenant Services!**

## CAH MISSION

At Compass Affordable Housing, we believe that living in well-managed, **quality** affordable housing is a catalyst for family **stability** and **independence**. We know that, with stable housing, low to moderate income families, including those with special needs, will live with dignity.

The mission of Compass Affordable Housing is to **improve the quality of family and community life through low-cost housing, support services and advocacy.**

Our vision is an engaged community working together to increase housing that is affordable at local, state and national levels.

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## GET AHEAD Employment Assistance Program



Compass Affordable Housing's Home Based program offers its **Get AHEAD** employment assistance program to all of the tenants and households we serve. One of our participants, Sam, has lived at the City of Tucson's Tucson House for four years. Unable to find employment and living with a lot of debt, as a result, Sam's mental health suffered significantly. We first met Sam through our "Meet & Greet" and after two months of working with the staff in the Home Based program and Get AHEAD Sam was able to obtain employment. He has increased his income and has started paying off his debt. He is now a valued employee of the American Red Cross contributing his technology skills and customer service to serve the community. He has his self-worth back, and feels more stable and happier.

## The Jim Click "Millions for Tucson" Raffle

The Jim Click Automotive Team is presenting a new **2022 Ford Maverick Lariat Hybrid** to the entire community to be used as the featured prize in their ongoing effort to raise millions of dollars for non-profit organizations in Southern Arizona. With your \$25 contribution to Compass Affordable Housing (or 5 tickets for \$100) you could win this stunning vehicle or one of two other great prizes! The best part is that 100% of your contribution will support the Compass Affordable Housing programs that help people in our community find and maintain affordable housing. The drawing will be held on December 17, 2021. Entries must be received by December 10, 2021. To purchase tickets, go to:



<https://cahi.betterworld.org/giveaways/jim-click-millions-tucson-raffle>