

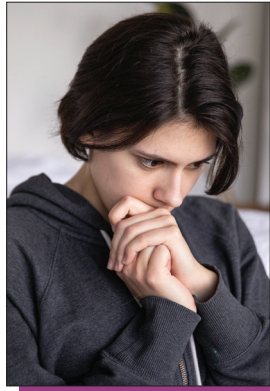


Compass Affordable Housing

Affordable Housing in Troubled Times

Compass Affordable Housing, Inc. (CAH) has been at the forefront of keeping households stable. During the COVID-19 crisis, many people lost their jobs, including a vast number who have no discernible savings or support systems. CAH provided affordable housing to many of these families and individuals throughout Tucson and Pima County.

There are potentially thousands of people who remain rent insecure in Tucson. CAH finds housing for the people we serve under these difficult circumstances. The average Tucson apartment was around \$800 in November 2019 but stands at \$1,275 today, disproportionately affecting the working poor and our program participants.

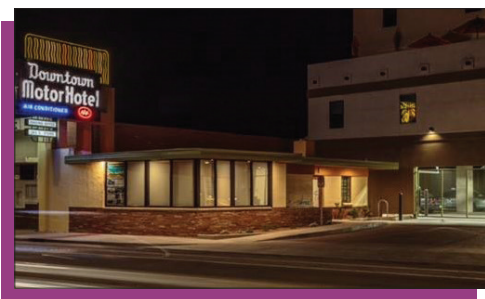


Affordable housing is of vital importance, yet increasingly high rent, food and gas prices, and inflation rates continue to challenge already-struggling families. Low-income households were hit especially hard by the isolation and economic ramifications of COVID-19, and they continue to try to recover. Compass Affordable Housing was able to securely house 1,859 households between July 1, 2022 and June 30, 2023.

Access to affordable housing is important because housing costs affect spending in other areas such as food, childcare, education, and health care. Tucson remains slightly higher than the U.S. average in the share of affordable homes. Nationally, between 2012 and 2018, housing affordability declined as rent rose faster than wages. Housing affordability also declined significantly in 2021 and 2022 in Tucson as rent again increased much faster than wages.

Tucson has relied upon the federal Low Income Housing Tax Credit program to develop thousands of affordable rental units in the city. This federal program provides tax credits to developers in
(Continued on page 2)

Downtown Motor Apartments



The iconic Downtown "Motor Hotel", located in downtown Tucson, has been beautifully renovated, offering a mix of the old and new, at 383 S Stone Avenue.

Downtown consists of 44 units, 1 and 2 bedrooms, for low-income veterans and low-wage earners. This location offers beautiful views of downtown Tucson and the surrounding desert and sits near

shopping and cultural events. Residents are excited to call Downtown Motor Apartments home and we are thrilled to call them a part of our family.

The 44 residents of Downtown Motor Apartments include veterans and low-wage earners. Please meet one of our residents, who is thriving at Downtown Motor Apartments.
(Continued on page 2)



THE SUN SHINE IS COOLER WHEN YOU GIVE!

The heat is on! And for low-income people, the heat brings ever more challenges. While the summer is a time of relaxation for most of us, many of our neighbors and friends do not have that luxury. The summer only brings more heat and more stress to already challenging circumstances in meeting basic needs such as housing and food.

Your donation will help our Summer Cooldown Campaign to ease the burden that the heat places on those most in need across our community—households living in homelessness or on the verge of homelessness.

Your support will:

- Provide access to nutritious meals and food
- Support stable housing for families
- Support workforce development and job retention

Donate online:

compassaffordablehousing.org

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Downtown Motor Apartments *(Continued from page 1)*

RESIDENT PROFILE: Compass Affordable Housing celebrates Marc, one of our successful residents at Tucson Motor Apartments. Marc is originally from Memphis, Tennessee, but moved around a lot in his early years. Eventually, he joined the military to escape the dangers and trappings of local gang activity in Atlanta. His mother and grandmother, his primary caregivers, died when he was 10. At 17, he left and began working two jobs to support himself, moving to Arizona to marry and welcome a son. This relationship soured over time, and he now co-parents his 10-year old son.

Marc was released from the military in 2011 due to mental health issues. He was homeless after leaving the military and began getting services to address his mental health. Marc was chronically homeless and often suicidal until he found housing and support at Downtown Motor Apartments.

Though legally disabled, Marc would like to find a job that accommodates his disability and in which he can thrive as a person and as a father. CAH Tenant Services is helping him look for remote work.

Marc's cat, Pirate, who has only one eye, provides a way to show his son that a disability does not have to slow you down – you can still thrive and succeed in life. Marc works closely with his son's school to ensure his needs are adequately addressed.

With the support of Compass Affordable Housing, and having a stable home and community, Marc has discovered that he is truly a responsible person, something he never thought he was capable of. He is grateful to be on this path, and now budgets and knows how to maintain financial security.

Marc has lived in his one-bedroom apartment at Downtown Motor Apartments for 8 years but he and his son are soon moving into a new 2-bedroom apartment in the complex. Marc cries at the thought of being successful, and of being acknowledged. It is touching.

At Compass Affordable Housing, we want to celebrate Marc and others like him. With your support, we can give him and other families the services that make life so much easier.

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NEEDS WISHLIST



- Full or queen size beds
- Kitchen equipment, gadgets and utensils
- TV Stands
- Bed linens and blankets
- Brooms, Mops and Buckets
- Dish and Laundry Soap
- Bath and Kitchen Towels
- Toothbrushes and toothpaste
- Personal hygiene supplies (body wash, shampoo, deodorant for men & women)

Please contact us at 520-305-4724 if you are able to donate any of the items on this list or make a direct donation at compassaffordablehousing.org to cover the costs of these items for our worthy and grateful tenants. Thank you for helping those who truly need your help.

Affordable Housing in Troubled Times *(Continued from page 1)*



exchange for a guarantee that the property will provide below-market rents for 30+ years. Since 2010, 402 units of affordable housing in Tucson have been lost, with the potential to lose 1,884 more, according to a May 23 session with the Tucson mayor and city council. Real estate analysts identified Tucson as one of 10 cities in the U.S. most at risk for losing affordable housing units built under this program. The affordable housing shortage is so dire that, in January 2023 when the Section 8 voucher system opened its waitlist for the first time in five years, the city anticipated more than 20,000 applications. Recognizing these challenges, Compass Affordable Housing is taking steps to ensure that we are able to provide additional affordable housing units to the community. This includes support from community members, from business leaders and from the housing development community.



Presented by the Rotary Club of Tucson and its 501 (c)(3) foundation

Purchase tickets to benefit Compass Affordable Housing:

\$10 EACH OR
6 FOR \$55

To purchase tickets, please contact: ssmith@compassaffordablehousing.org

Win this Classic Corvette!

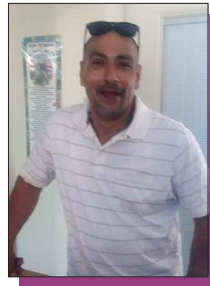
The Tucson Classics Car Show will be held on Saturday, October 21, 2023. The grand prize is this stunning 2016 C-7 Corvette Convertible Z-51, or \$40,000 Cash! Additional raffle prizes include:

- **\$3,000** Shopping Spree at Sam Levitz Furniture, Sam's Outlet, Ashley Homestore or the Gallery at Levitz
- **\$2,000** in Appliances at Tucson Appliance Company
- **\$1,000** Car Care Gift Certificate toward new Cooper tires at Jack Furrier
- **\$500** Gift Certificate for Cartridge World Tucson Ink or Toner
- **\$400** toward a new Bicycle From Fair Wheel Bikes
- **\$400** toward a new Apple Watch From Wit2 Consulting

Living a More Fulfilling Life

Gary's hard work and dedication paved the way for his success in the CAH Get AHEAD Employment program. Job searching can be relentlessly discouraging in the best of circumstances, and Gary's experience was no exception. After many months of submitting applications, he received a series of disappointing interviews. Gary's experience and impressive skill set were not translating to employment.

Gary began working with Get AHEAD in April 2023 with a clear goal to continue his growth in the property management industry. Although he had experience in this area, he faced many obstacles in securing employment, including past troubles and homelessness. One month after enrollment in Get AHEAD, we referred Gary to an employment agency with a new resume in hand. They offered him a full-time position with a property management company, with full medical and IRA benefits, paid holidays and PTO. Gary is an astonishing example of perseverance, confronting adversity and achieving success. Through Get AHEAD, he had access to all the resources necessary to be successful in obtaining a job. His hard work, resiliency and dedication led to the employment stability necessary to live a more fulfilling life.



Myths of Affordable Housing

Myth #3: "Affordable housing will bring more traffic to the community."

Reality: The myth is that higher density housing will increase traffic, and with an increase in population, the neighborhood will be more crowded and the peaceful

environment will be disturbed. However, studies show that affordable housing residents own fewer cars and drive less often than those in the surrounding neighborhood. Proper planning and design can prevent the perception that higher-density neighborhoods are "overcrowded". When families can afford housing, they do not need to "double up" to pay rent.

Building affordable housing near jobs supports the increased use of public transportation, shortens commutes, and lessens congestion. The National Personal Transportation Survey found that low-income households make 40% fewer trips than other households. "Studies indicate that the average resident in a compact neighborhood will drive 20-30% less than residents of a neighborhood half as dense." "At densities of 8 units per acre and higher, neighborhoods begin to support bus and rail transit..." Affordable housing located near jobs or public transit reduces traffic congestion and improves air quality by reducing the commute times of workers who must otherwise commute long distances.

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

Building a Better Tomorrow

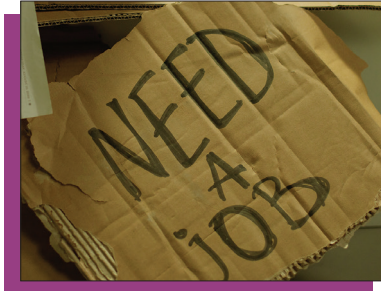
CAH MISSION

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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A Place to Call Home

William was homeless for more than nine years when he was referred to the Compass Affordable Housing (CAH) Community Housing program in January 2023. Due to past criminal history and his need for housing on Tucson's north side, the challenge to find housing for him took until May 2023.

William worked in construction for most of his adult life but without reliable transportation, it was hard to find a job. However, he found a job before he found housing. His new job on Tucson's north side required that William live close by. William began working for a roofing company in May, just after CAH secured housing for him. William has said *"I wouldn't have been able to start my new job because of the difficulty of finding transportation to work. Since I got my apartment in the location that I needed on the north side of Tucson, I have been able to go to work every day because my boss is able to pick me up on the way into the job sites since my new home is on his route. This has helped me to be able to begin paying on some old bills and I am working on trying to save money and learn budgeting skills with the help of Compass Affordable Housing staff."*

CAH helped William set up his home with furniture from local resources and has helped him with household items, dishes, cookware, personal hygiene supplies, and food from the CAH Your Healthy Home Market. He prepares food at home and has healthy meals on a regular basis.

Since working with Compass Affordable Housing, William has stated that he feels much safer now that he has a place to call home because his belongings are not being stolen by other homeless individuals and he doesn't have to worry about his safety from theft or the elements. He says *"You guys have helped me with my self-esteem, along with creating more freedom from society. I have hope for my future."*