



Compass Affordable Housing

Organizational Overview

The mission of Compass Affordable Housing (CAH) is to improve the quality of family and community life through low-cost housing, support services and programs that help low-income households. We believe that all people, regardless of their income or ability, should have the opportunity to live in quality, affordable housing. We support low and moderate-income persons, including those who have special needs, such as homeless, low-income, veterans and disabled populations. In addition, and by owning and managing affordable housing properties, we address the urgency for people living paycheck to paycheck and now, after the effects of COVID-19, facing economic instability, homelessness, and mental health challenges.

CAH's goals and values include improving the quality of family and community life by developing, producing, and managing high quality, service-enriched, affordable housing, and programs. Our comprehensive community-wide and individual services successfully support households to overcome barriers that prevent workforce readiness and housing stability. CAH has successfully strengthened community vitality by providing affordable housing, while simultaneously meeting the employment, economic and housing challenges that negatively impact health. Supportive services include access to nutritious food, mitigating food insecurity, improving health, increasing assets, maintaining secure housing, developing workforce readiness, and accessing community resources and services.

We strive to increase efforts to make housing affordable on the local, state, and national levels. Compass Affordable Housing collaborates with local and rural agencies to build and manage affordable housing for the households they serve. We are working in Pinal County and South Tucson to develop affordable housing for low-income and special needs populations. In addition, we provide asset management as well as HOME and HUD Section 811 compliance for our partner agencies.

CAH staff has experience in affordable housing development, project coordination and financing, federal funding, and program and project compliance. Our diverse staff have rich backgrounds, experience, and education in an array of specialties and fields. This includes organizational and business management; agency and program reorganization; program design and implementation; capacity building; resource utilization management; case management and support services; supervision, grant writing; community work; direct service delivery; accounting, audit and compliance; financing and financial operations; program operations management; and the acquisition, new construction, and rehabilitation of properties and sites that serve low-income populations.

CAH coordinates the resources necessary to tackle the increasingly challenging access to affordable housing. With regard to the development of affordable housing, CAH coordinates the

design, development, and financing to address the shortage of affordable housing. CAH and its staff have well-established partnerships with community groups, investors, federal and state agencies, and local municipalities, which have generated millions of dollars of investment to help invigorate local communities and distressed neighborhoods. We have a wealth of experience coordinating project management teams, including architects, realtors, contractors, financing professionals, lenders, and consultants. We pride ourselves on being able to make significant positive changes in communities, neighborhoods, and the lives of the households we serve.

CAH staff has demonstrated development experience across Arizona, having completed several affordable housing projects in Arizona, including tribal land, and financed by a variety of sources. Projects have been nominated for and received awards and recognition. In addition, CAH currently provides consulting, accounting, and housing development services to local and statewide organizations.

CAH experience also includes:

- HOME and CDBG
- Substance Abuse and Mental Health Administration
- HUD Homebuyer Counseling and First-time Home Buyer programs
- USDA Mutual Self-Help Housing
- HUD Tenant Opportunities Program
- HUD Supportive Housing Program
- HUD Section 811 and HUD HOPE 3
- Arizona Department of Housing State Housing Funds
- Low Income Housing Tax Credit
- US Department of Agricultural Rural Development Programs
- State of Arizona's Prison Cities Housing Development Funds
- Federal Home Loan Bank Affordable Housing Program
- Department of Economic Security ESG and Childcare Administration

Housing Support Services

Compass Affordable Housing provides housing support services and referrals to the community. First, we operate an in-house Tenant Services program that is unique to each owned apartment community to support tenants and assist them in maintaining their housing and meeting their daily needs, regardless of income, while they are living in affordable housing. We provide community and individualized support services to tenants to access the services they need. Second, CAH operates a large, scattered housing program, with case management and financial assistance, called Community Housing.

Tenant Services

The primary function of Tenant Services is to effectively assist tenants to enhance the quality of their daily lives so they may more fully and successfully participate in the social and economic mainstream. CAH is unique as an organization because the people who live in our buildings are also at the heart of our program development and planning. Unlike typical apartment developers who merely build and manage housing, CAH includes support services in the permanent housing setting, catering specifically to the tenant population and providing additional opportunities to identify and develop effective options to help tenants maintain a stable housing community. Our concern is two-fold, both the tenant and the community. Concern for the communities we house is essential to our mission. CAH Tenant Services augment the available local resources that

households may already access. Tenant Services is an integral part of the CAH housing and property team and plays a critical role in the overall property's impact in enhancing the quality of community health.

Community Housing

CAH implements housing assistance and support services to formerly homeless, single parent and transitioning households, which includes youth. We provide case management, referrals, financial assistance, and advocacy to and for low-income households seeking to stabilize their families and lives. Services support the reunification of these families when appropriate. We help families and individuals obtain and maintain housing while in job search, school and newly employed. CAH has active partnerships with community groups and agencies that provide referrals, education, financial and non-cash assistance, training, and much more.

CAH staff work to help zero and low-income households obtain affordable housing, and collaborates with local and governmental agencies, landlords, and community agencies to provide housing, services, and referrals to the transitioning households we serve.

Eviction Prevention Services

Even as the American economy continues its recovery from the devastating impact of the pandemic, millions of Americans face deep rental debt and fear evictions and the loss of basic housing security. COVID-19 has exacerbated an affordable housing crisis that predated the pandemic and deep disparities that threaten the strength of an economic recovery that must work for everyone.

To meet this need, Compass Affordable Housing implemented the Pima County Emergency Rental Assistance program that made funding available to assist households that were/are unable to pay rent or utilities. This program offered both Landlords/Property Managers and Tenants the opportunity to begin the application process and requires both parties provide information, documentation and agree to mutual resolution for housing stability. We will continue to assist Pima County provide financial assistance intended to keep families in their homes.

Advocacy

CAH staff and its Board of Directors have a variety of backgrounds such as being active in grassroots advocacy, single parenting, being in recovery from substance abuse, being low-income, and serving in the United States military. Not only do we strive to be a voice, but we also strive to help people have their own voice and successfully meet their needs. We advocate on behalf of the families we work with and we help families believe in their dignity and ability to succeed. CAH encourages its staff and volunteers to initiate the advocacy required to ensure that families maintain stable housing, access benefits for which they are eligible, receive support services and assistance through emergencies.

Affordable Housing

Downtown Motor Apartments, Tucson, AZ



Downtown Motor Apartments is an acquisition, demolition and new construction of a blighted structure located in downtown Tucson. The project received Arizona Low Income Housing Tax Credits and funding from Pima County and the City of Tucson and the Federal Home Loan Bank of San Francisco. The project provides forty-four units of affordable housing for low-wage earners and low-income veteran households in a growing urban area that lacks affordable housing. Amenities include outdoor patios, enclosed parking, laundry, a small garden, an Arizona room, indoor seating areas, a fitness room, a community center and on-site Tenant Services.

Alvord Court Apartments, Tucson, AZ

CAH developed 1.26 acres of vacant land in Tucson, AZ into quality energy efficient housing for persons with disabilities. The twenty-five housing units were completed using Universal Design Standards to make all units accessible. The project provides on-site Tenant Services and access to the programs, services and neighborhood amenities this population needs. Amenities include a community center, community garden, large porches on each floor, an elevator, laundry facilities, a food pantry, outdoor grill and patio, and a courtyard. The project received funding from the City of Tucson and Pima County, Arizona Department of Housing, and the Federal Home Loan Bank of San Francisco.



Glenstone Village Apartments, Tucson, AZ



Glenstone Village Apartments is a LIHTC collaboration with the Arizona Department of Housing, the City of Tucson, local nonprofit agencies, Enterprise Community Investment, and the private sector. CAH designed, developed, and implemented the strategic and operational plans for Glenstone Village Apartments.

Glenstone Village is a sober living community catering to the personal mission of recovery and providing affordable housing in Tucson. CAH secured financing for and completed the development of the significant renovation of this 72-unit multi-family complex (formerly 59-units) to provide affordable housing to single and parenting households. This gated apartment complex Amenities include a library, business center, community center, fitness center, and outdoor game and picnic areas. Tenant Services is an integral part of services provided by the housing and property management team.

Transitional and Permanent Housing Partnerships:

CAH has provided oversight of operations of the following housing sites and programs to assist a local non-profit to establish its transitional housing programs:

- 17,394 square feet in three buildings with twenty-two apartments, office, parking, pool, laundry and a community room. The housing was for low-income parenting and non-parenting women in recovery from substance abuse.
- 27,000 square feet with twenty apartments, pool, communal areas, offices, and laundry to provide housing to low-income adults in a mixed sober community, including those re-entering the community from incarceration.
- Twenty units in a 59-unit complex for newly sober men and women needing structured community living.
- CAH currently provides asset management and oversees property management for a third-party organization. 50% of the units are for persons with serious mental illness.

Maryann Beerling, CEO, Compass Affordable Housing, Inc. graduated Magna cum Laude from the University of Arizona with a degree in Business. Her experience includes more than 35 years of management and operational experience working with non-profits and governmental agencies serving diverse populations of individuals and families in Arizona. She has designed, developed, and managed administrative functions, support services, affordable housing projects, and capacity development activities for organizations, including those serving special needs populations. Her background includes experience in affordable housing development, compliance, fund acquisition, strategic planning, budget development, senior management and supervision of staff, volunteers, and multi-disciplinary professional teams. Ms. Beerling's experience includes single-family and multi-family housing development, project development, non-profit capacity building, grant writing and fund-raising. She has coordinated the acquisition, new construction and rehabilitation of single-family and multi-family units and childcare centers with budgets ranging from \$ 500,000 to \$15,000,000.

Ms. Beerling is currently a member of the City of Tucson’s Commission on Equitable Housing and Development and served as the Vice-Chair of the City of Tucson Metropolitan Housing Commission. She is a member of the Arizona Housing Coalition, and a founding member of the AZ Association of Grant Writing Professionals. Awards include:

- City of Phoenix Housing Developer of the Year Award for a nine-building substance abuse treatment and housing project
- City of Phoenix Housing Project Award and nomination for a National Association of Housing and Redevelopment Officials (NAHRO) award for a new construction multifamily special needs housing project
- City of Tucson nomination for a National Association of Housing and Redevelopment Officials (NAHRO) award for a new construction multifamily housing project.

Other Affordable Housing Projects:

- *Vida Nueva Apartments - Tucson, AZ*, in which CAH functioned as project manager, completing work for Intermountain Centers for Human Development (ICHD) to redevelop 18,000 square feet of substandard housing and community space to create healthy, secure, and affordable housing for adults living with developmental and mental disabilities. The project was financed through the Arizona Department of Housing, the City of Tucson, the Federal Home Loan Bank, and private sources. The project incorporated energy-efficient design with a focus on the development of outdoor space to enhance the whole community. Simultaneously, the project preserved existing housing while increasing the number of affordable permanent housing units for low-income individuals with special needs.
- *Huachuca Desert Apartments – Huachuca City, AZ*, a significant renovation of 44 units in 10 buildings including an office, garage and laundry that was funded partly by USDA and the Arizona Department of Housing. The project serves very- low and low-income people, including elderly and disabled households.
- *Young Adult Housing – Phoenix, AZ*, a facility in Maricopa County, AZ, providing comprehensive living services for youth under the age of eighteen. Youth receive secure housing, independent living training, counseling, job development, and skill building, including employment and parenting skills.
- *Pinchot Apartments- Phoenix, AZ*, an 18-unit town-home style apartment complex that provides safe, permanent housing to parenting women in recovery from substance abuse and their children. The project included a childcare facility and supportive services.
- *Pinchot Gardens - Phoenix, AZ*, a residential addiction recovery program that annually served approximately 250 indigent and low-income women and their children through a comprehensive continuum of care. Site services include childcare, laundry, family-style dining, and a protective, safe, and sober environment while working toward recovery goals.
- *Desert Esperanza - Phoenix, AZ*, permanent housing in four separate single-family homes with supportive services for low-income seriously mentally ill adults transitioning from substance abuse treatment programs. The *Sober Houses* are single story homes that include all major appliances and meet ADA accessibility requirements.
- *Desert Sol – Phoenix, AZ*, a HUD Section 811 acquisition and rehabilitation of a 14-unit apartment complex designed to serve individuals determined seriously mentally ill and/or living with physical disabilities. The single-story units accommodate those who are visually and/or physically impaired.