



Compass Affordable Housing

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



# ANNUAL REPORT 2022-2023

July 1, 2022– June 30, 2023



At Compass Affordable Housing, the last few years have been a testament to our staff, board members, and financial supporters commitment and compassion. The 2022-2023 year was one of impacting the community by adding more services, instituting changes, and making more complex decisions. However, the results of all that effort are undeniable. We served more than 4,700 people with services, housing, and eviction prevention.

Some of our accomplishments in the fiscal year ending June 30, 2023, included:

- Providing **579** low-income people living at Compass Affordable Housing-owned properties with quality affordable housing and support services;
- Helping **426** additional men, women, and children transition from homelessness to stable housing;
- Assisting another **2,339** households with eviction prevention that helped them remain in their homes;
- Providing support services to **1,393** people to help them maintain their housing and achieve stability and healthier outcomes; and
- Delivering more than **25 tons** of healthy foods and produce to tenants, program participants, and community partners.

We help households in many ways, including assisting people to find housing they can afford, employment services, case management,

educational presentations, rental assistance, move-in cost assistance, eviction prevention, budgeting, debt reduction, and savings, to name a few.

Our mission and the efforts of our excellent team are always at the forefront of our programs. I am also inspired by our community partners, donors, and staff, who rose to meet the challenges of the past few years. Their dedication and resilience have made it possible to help many people.

As we look forward, there is still uncertainty for low-income people and our communities across the country. Nonprofit organizations will continue to have a fundamental role in providing benefits to the public by helping our vulnerable citizens. Compass Affordable Housing will remain committed to serving our community and continue to bridge the growing gaps in affordable housing and services. We will also continue to explore alternative strategies to meet the needs of the people we serve.

I invite you to learn about Compass Affordable Housing and join us in our efforts to positively impact the lives of families in our community.

Our website is [www.compassaffordablehousing.org](http://www.compassaffordablehousing.org). We look forward to hearing from you!

Sincerely,

**Maryann Beerling**  
Chief Executive Officer



**Compass  
Affordable  
Housing**

# Compass Affordable Housing Changes Lives!

Compass Affordable Housing (501 c 3) provides housing, programs, and support services to vulnerable and unhoused populations in our community.

## COMPASS AFFORDABLE HOUSING PROGRAMS

**TENANT SERVICES** assists Compass Affordable Housing participants in improving their social and economic stability and lives.

**COMMUNITY HOUSING** supports people transitioning from homelessness to stable housing and income.

**EVICTION PREVENTION** assists Tucson households in remaining in their homes despite financial hardships and loss of income.

## COMPASS AFFORDABLE HOUSING IMPACT

**100%** of participants received assistance to meet housing and daily living needs.

**+55%** of CAH Tenants received additional support services and resources.

**100+** households participated in **Your Healthy Home Market** each month.

Nearly **25 tons** of food was distributed to families and individuals.



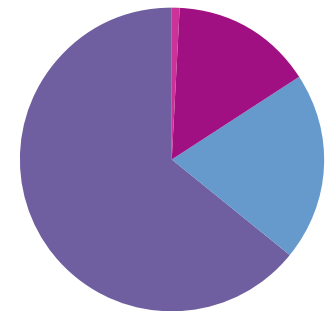
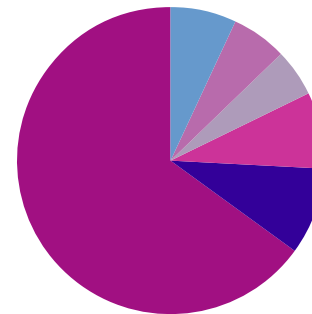
Compass Affordable Housing works to improve the quality of family and community life by providing programs, support services and housing for low-income persons, including those with special needs. Our vision is to provide our services to help create a more balanced family and community.

**4,737**  
PEOPLE SERVED

ALL COMPASS PROGRAMS  
(July 1, 2022 – June 30, 2023)



## 2022/2023 REVENUE & EXPENSES



TOTAL REVENUE	\$2,041,551
Gov't Contracts	\$1,332,964 65%
Alvord Court	\$188,239 9%
Fees & Interest	\$181,116 8%
Consulting	\$104,496 5%
Direct Public Support	\$115,588 6%
Restricted Funds	\$140,886 7%

TOTAL EXPENSES	\$1,890,665
Programs	\$1,218,516 64%
Support Services	\$373,973 20%
Administration	\$275,741 15%
Fundraising	\$22,432 1%



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

**OUR VALUE:** We believe that living in well-managed, quality, affordable housing is a catalyst to better health, family stability and independence.

**OUR VISION:** Compass Affordable Housing's vision is an engaged community working together to increase housing that is affordable at the local, state, and national levels.

ALVORD COURT APARTMENTS



GLENSTONE VILLAGE APARTMENTS



DOWNTOWN MOTOR LODGE APARTMENTS



# Households Thrive in CAH Programs and Services



Living in Housing That is Affordable



Volunteering



Securing Employment



Stabilizing Households



Increasing Income



Your Healthy Home Market

The local economy benefits when a family moves into an affordable home and the savings to the household are spent on other basic necessities, goods, and services.

## TENANT SERVICES

Tenant Services focuses on improving the lives of the tenants we serve and the communities where we operate. We put our residents at the center of our approach and offer more than just housing. Our goal is to empower tenants to thrive in all aspects of their lives. We provide job search support, access to community programs, available resources, and support services, including assistance in meeting daily life needs such as food scarcity and personal care items.

Our personalized one-on-one assistance focuses on our tenants' physical, financial, and mental well-being, helping them achieve and maintain stable housing and self-sufficiency over the long term. For example, after the stabilization of their housing, residents of Downtown Motor Apartments experienced an average annual income increase of \$5,500.

## YOUR HEALTHY HOME MARKET

Your Healthy Home Market (YHHM) is a market run by tenants and volunteers, and is completely free. It aims to provide food security to tenant households, offer access to nutritious food, improve diets, and educate about the dietary habits that affect their well-being. The market delivers fresh food, including proteins, vegetables, grains, fruits, herbs, and harvested produce from the Alvord Court Community Garden. This occurs four to five times a month, with each delivery weighing between 800-1,800 pounds.

Between July 1, 2022, and June 30, 2023, YHHM delivered almost **50,000 pounds** of food to people living in CAH-owned properties and Community Housing. YHHM also collaborates with local organizations to provide educational sessions on various topics, including budgeting for food, nutrition, and cooking classes. Tenants and participants are able to attend and shop for food at no cost.

The CAH YHHM community-wide outreach included food deliveries for Casa Maria Soup Kitchen, Tucson Preparatory High School, Pima County Street Outreach to homeless people, and Sister Jose Women's Center, creating even more impact in our community.

## CAH-Owned Housing Tenant Services Outcomes:



### YOUR HEALTHY HOME MARKET:

Over **311 individuals** participated in Your Healthy Home Market monthly



### FOOD SECURITY:

Nearly **25-Tons** of food was distributed to families and individuals



### FOOD PANTRY:

Over **155 adults** accessed the food pantry monthly



### SUPPORT SERVICES:

**256** of adult tenants requested support services from Tenant Services

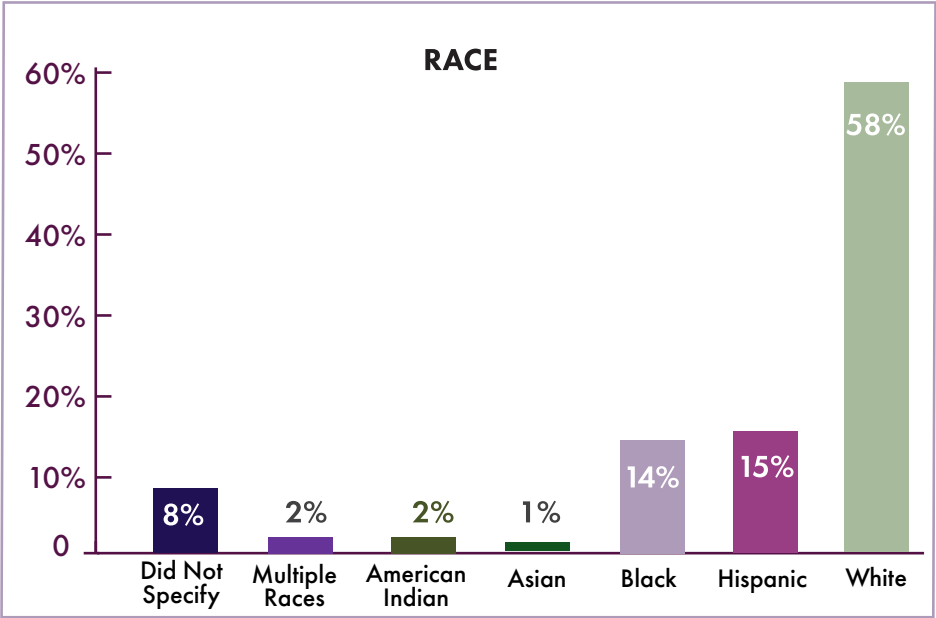
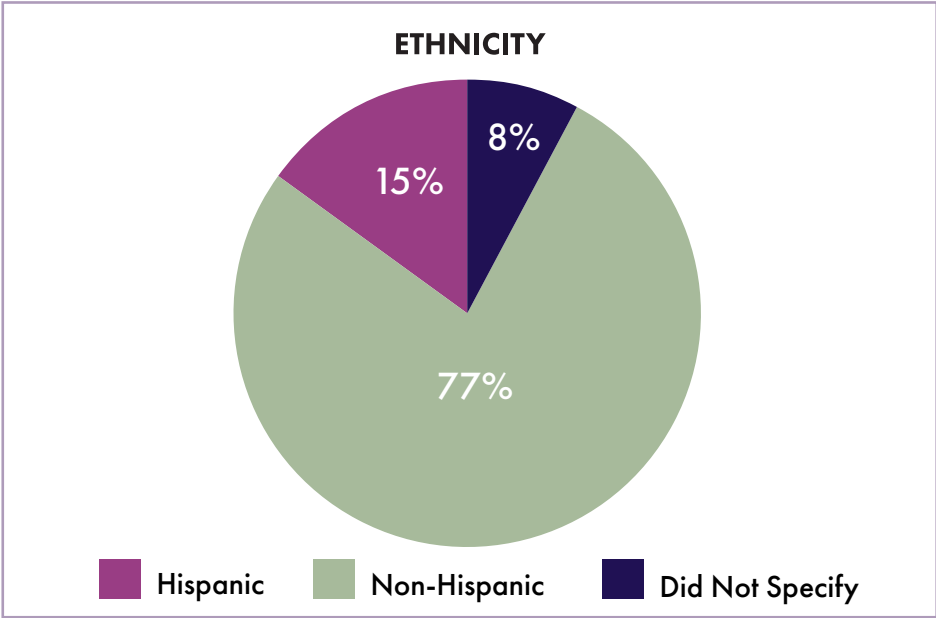
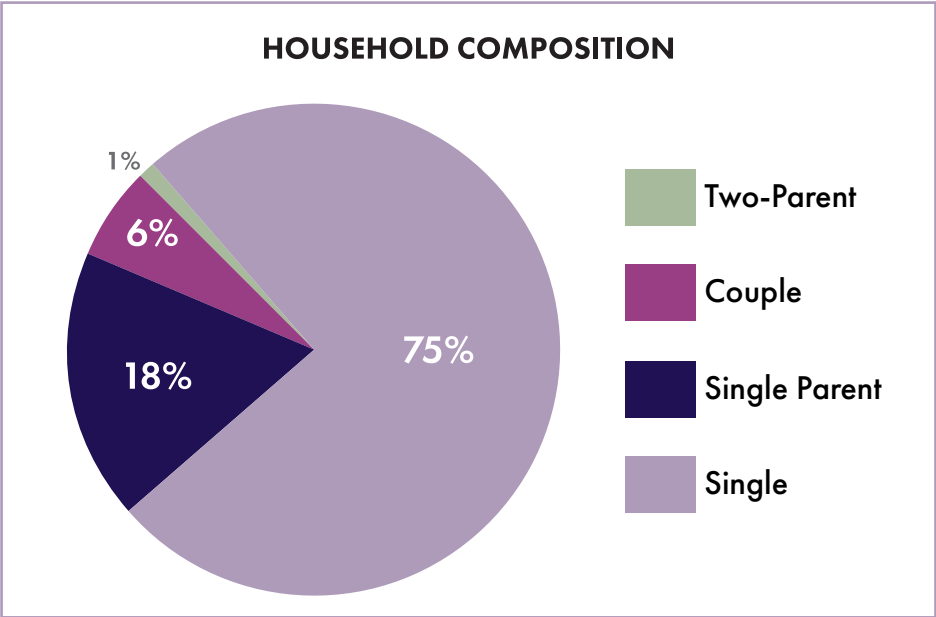
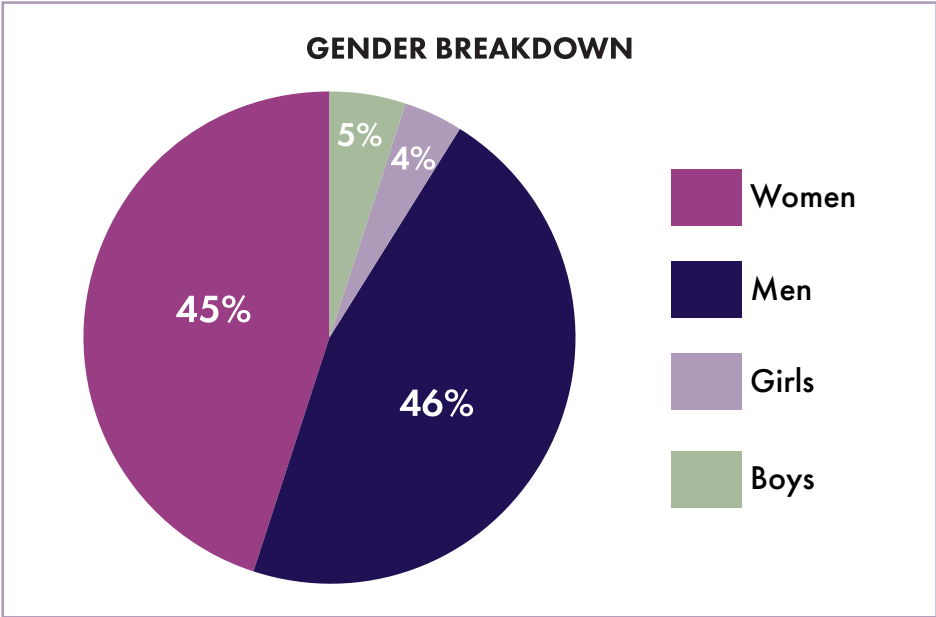
## CAH-Owned Housing Impact

We believe that all people, no matter their income or ability, should have the opportunity to live in quality, affordable housing. Between July 1, 2022 and June 30, 2023, **579** people resided at CAH-owned properties. Each of the CAH-owned affordable apartment communities provide quality permanent housing and support services to low-income households and those stabilizing from homelessness.

Compass Affordable Housing, Inc. currently owns three apartment complexes in Tucson. Each community has its own unique identity. **Alvord Court Apartments** is an ADA Accessible complex serving low-income households with disabilities. **Glenstone Village Apartments** promotes substance free healthy living for low-income individuals and families. **Downtown Motor Apartments** is home to low-income veterans and low-wage earners.



# CAH OWNED HOUSING – TENANT HOUSEHOLDS



## CAH HOME-BASED PROGRAM AT TUCSON HOUSE

Tucson House is a public housing property featuring **408** apartment homes for low-income, elderly and disabled individuals, run by the City of Tucson. Through our partnership with the City of Tucson, Compass Affordable Housing, Inc. (CAH) provides essential support services to families and individuals through the Home-Based Tenant Services program. In addition to serving the population at Tucson House, CAH's Home-Based Tenant Services Programs also supports the City of Tucson's Veteran's Affairs Supportive Housing Program, the Homeless Prevention Program (HPP), and other housing programs to further bridge the gaps and enable people to maintain their housing and access community services and resources.

Between July 2022 and June 2023, the Home-Based Tenant Services Program provided **803** different support service interventions to the residents of Tucson House to improve the quality and stability of their lives, while increasing their independence. Services included access to our monthly Your Healthy Home Market (YHHM), Get AHEAD Employment Services, community referrals, assistance with household supplies and furnishings, advocacy, educational events, and daily life needs.

## GET AHEAD EMPLOYMENT SERVICES

Get AHEAD Employment Services helps remove barriers to employment for low and no income individuals who live in CAH owned properties and who participate in all CAH programs. Get AHEAD services help people find, and prepare for employment. Increasing the economic mobility of families and individuals helps to ensure their long term financial stability.

Through comprehensive, individualized services and case management, CAH helps participants in our Home-Based program at Tucson House to overcome barriers to workforce readiness, including resume writing, soft skills development, job search, application processes, interviewing, and connections to additional community resources.

## Get AHEAD Employment Services Impact

### LEONARD'S SUCCESS STORY

Leonard was a 55-year-old man who had faced the struggles of homelessness since 2001 before he was directed to Compass Affordable Housing, Inc. Soon, Leonard was in stable housing and taking control of his future. Leonard was very reserved after years spent battling homelessness. With the help of his case manager and Get AHEAD Employment Services, he learned how to create a resume, complete job applications, and develop his interpersonal and soft skills, resulting in him getting a job at the prestigious Arizona Stadium Club. This was a transformative step in Leonard's life.

His new income allowed him to focus on developing financial skills and creating a budget, leading him to open a savings account and pay off outstanding debt. His newfound financial freedom allowed him to explore new interests, including visiting antique stores, where he discovered a love for unique, vintage items. For most of his adult life, Leonard had not owned personal items beyond those for daily survival. In his new home, his prize purchase is displayed for guests: an antique bowl that reminded him of one his grandmother had when he was young.

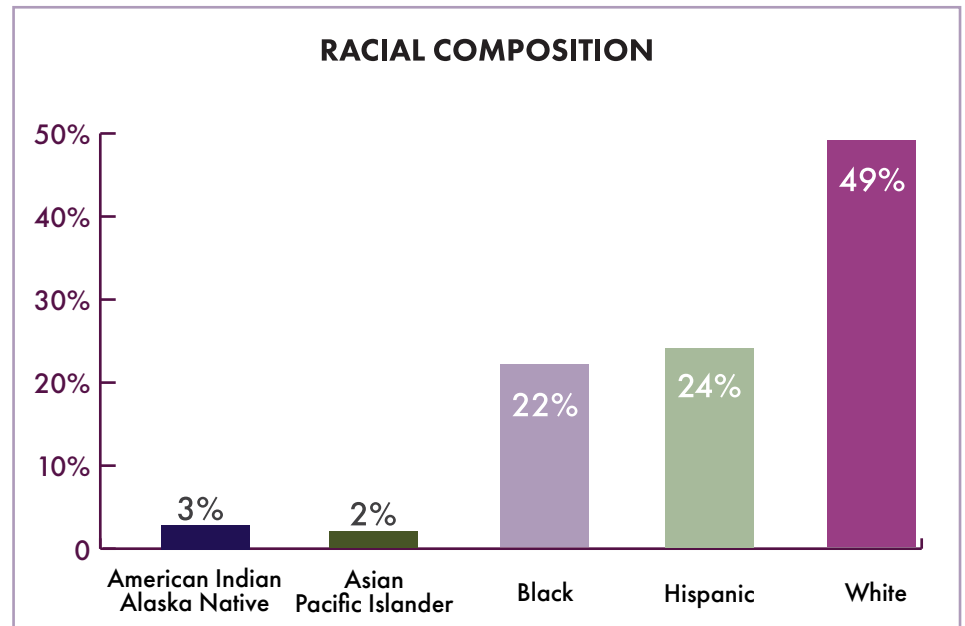
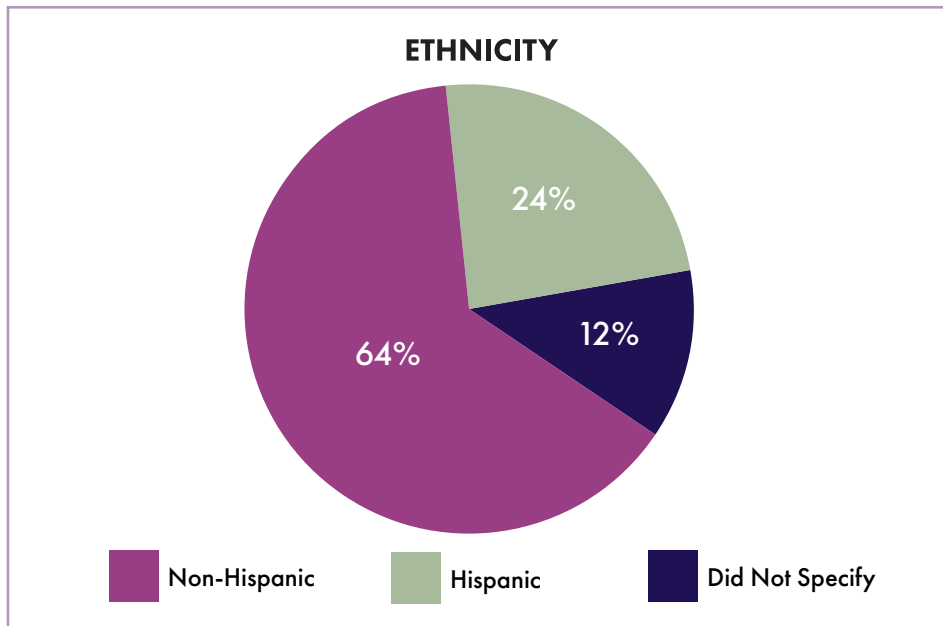
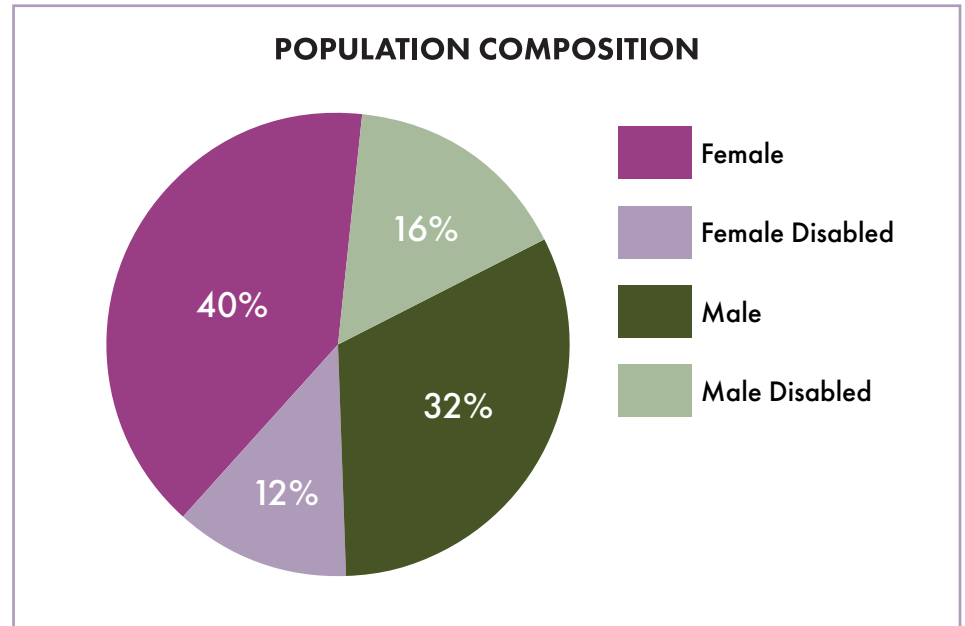
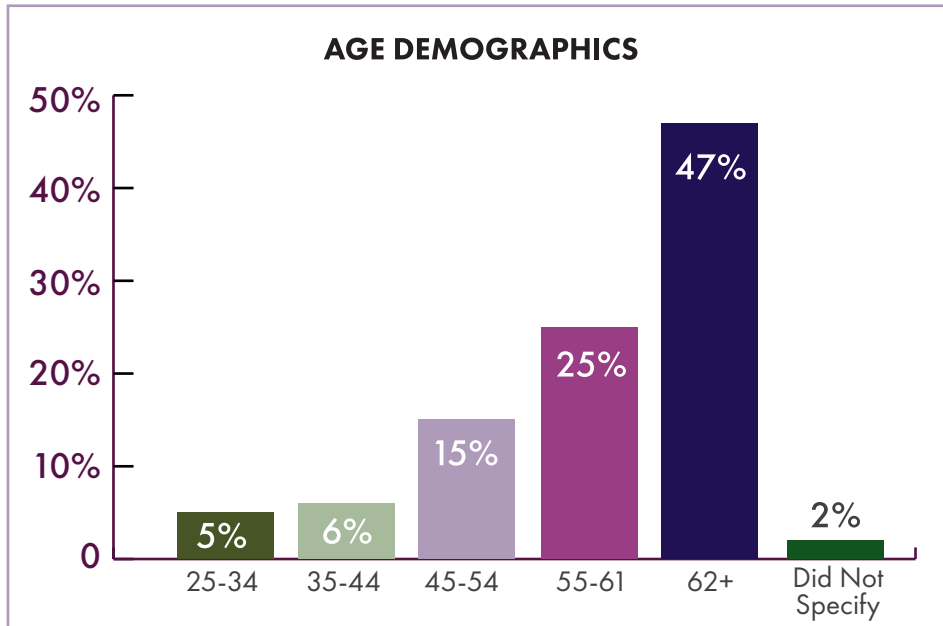
In addition to developing new interests, Leonard learned essential digital skills, including using a computer and navigating his smartphone. Now firmly rooted in the 21st century, he can pay his rent online and make maintenance requests for his apartment, further empowering his independence. Leonard saved thousands of dollars and made a livable wage as he progressed. With his established financial stability, his next purchase is a car.

Leonard's story is a powerful reminder of the importance of supportive programs that help individuals overcome personal challenges and achieve lifelong success.





# CAH HOME-BASED – TUCSON HOUSE PARTICIPANTS



## COMMUNITY HOUSING PROGRAM

Compass Affordable Housing, Inc.'s Community Housing Program served 426 people between July 1, 2022 and June 30, 2023.

The Compass Affordable Housing (CAH) Community Housing program provides housing assistance and support services to individuals and households experiencing homelessness in Tucson. CAH provides progressive case management, access to community resources, financial assistance and advocacy to participants as they work to re-stabilize their families and lives.

Participants work with assigned case managers to find housing in the community, gain employment, develop budgets, establish savings, reduce debt, and develop life skills. When participants exit the program, they have housing and the tools needed to advocate for themselves in the greater community.

There continues to be a nationwide affordable housing crisis, with rent increases still maintained at more than 70% increases from previous years for one and two- bedroom rentals. The average Tucson apartment was around \$800 in November 2019 and escalated to an average of \$1,500 per month in early 2023, dipping back to \$1,275 by June 2023. This had the greatest impact on our communities working poor, adults living on a fixed income, and low-income families who have been forced out of their homes due to the rent increases and lack of affordable housing options.

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***With financial assistance and case-managed support, individuals stabilize their lives, find employment, build income, reduce debt, live within a budget, and provide support for their families.***

## Community Housing Program Outcomes:



### RECEIVED FINANCIAL ASSISTANCE:

100% of households in community housing received financial assistance



### HOUSING STABILITY:

100% of participants housed signed a lease in their own name.



### FINANCIAL STABILITY:

91% of adults housed created a household budget and used it regularly

## William's Success Story

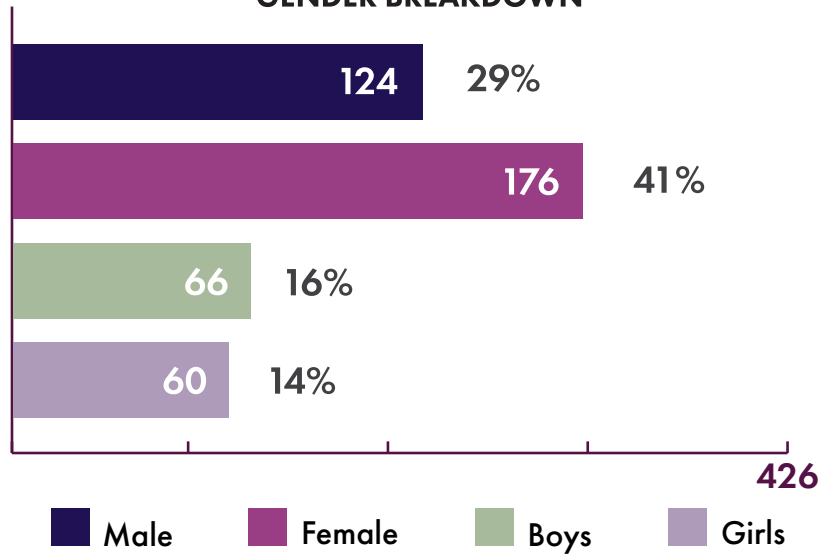
William's journey was one of immense resilience and determination. For over nine years, he endured the harsh realities of homelessness until he was referred to the Community Housing program by Compass Affordable Housing (CAH). Despite extensive experience in construction, William faced hurdles in securing employment due to access to reliable transportation and his criminal history. This made finding affordable housing an even more daunting challenge. When a job opportunity came up on the north side of Tucson, he needed housing nearby to take advantage of it. Thanks to the Community Housing program at Compass Affordable Housing, William was able to secure stable housing near his workplace and accept the job offer. This was his first step on a path to a brighter future.

Reflecting on his transformation, William emphasized the pivotal role played by Compass Affordable Housing, Inc. in his newfound stability. "Without housing," he shared, "I wouldn't have been able to start my new job." Beyond securing shelter and employment, William's life underwent a profound transformation. With the guidance of his CAH case manager, he learned essential budgeting skills and tackled old debts. Moreover, his new sense of security allowed him to focus on personal growth. "You guys have helped me with my self-esteem," he expressed gratefully, "and created more freedom in society. I have hope for my future."

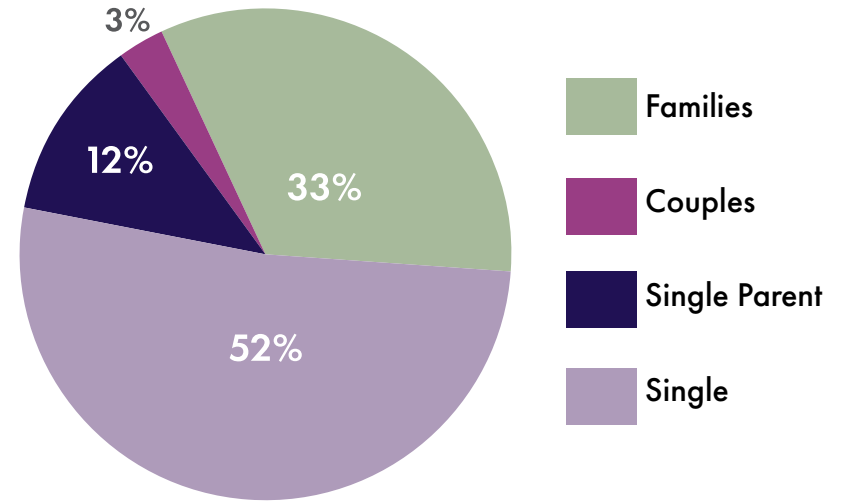
William's story is a testament to the transformative power and the profound impact programs like CAH's Community Housing has on many households. By providing housing and a foundation for growth and self-renewal, we help pave the way for brighter tomorrows.

# COMMUNITY HOUSING - PEOPLE WE SERVED

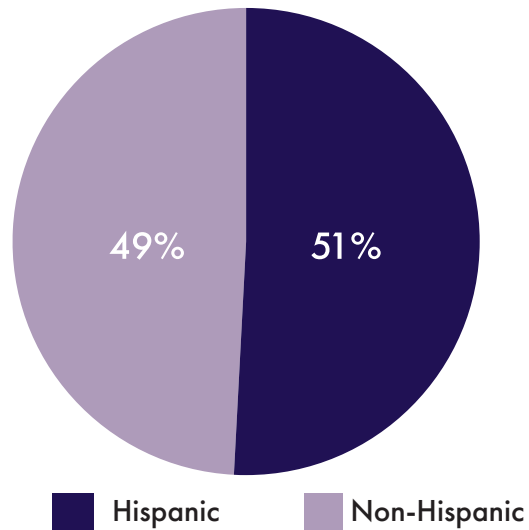
**GENDER BREAKDOWN**



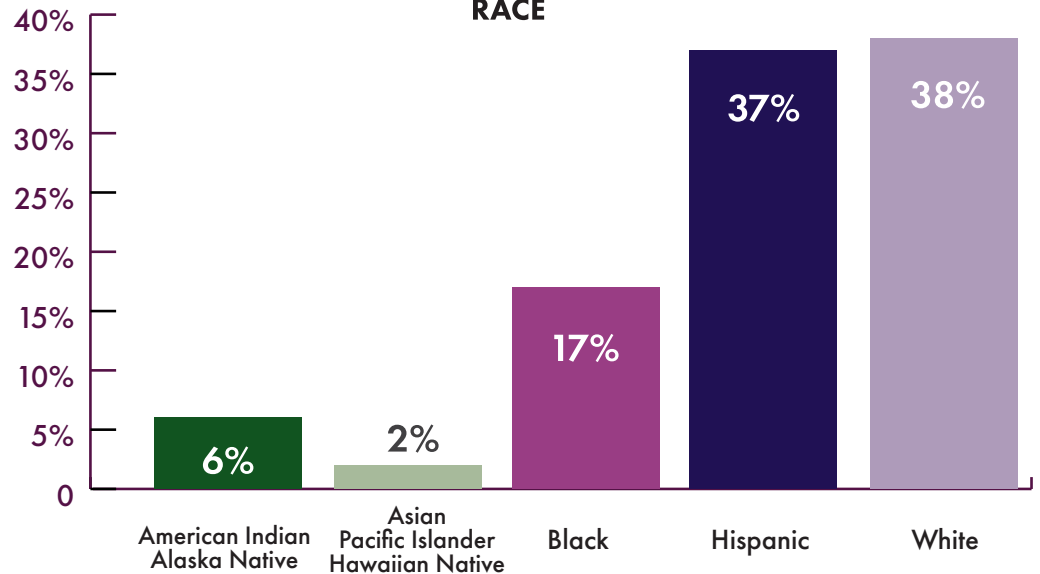
**HOUSEHOLD COMPOSITION**



**ETHNICITY**



**RACE**



## EVICTION PREVENTION HELPS FAMILIES

Meet the Valencia family, a vibrant blend of African American and Hispanic culture, whose journey with Compass Affordable Housing is a testament to the importance of Eviction Prevention and community support.

Tanisha and Ernesto made the courageous decision to relocate to Tucson from California in pursuit of a safer environment and better opportunities for their five children. Their California experience was marred by the harsh realities of racism, particularly impacting their children in school. Amidst these challenges, Tanisha battled severe asthma, rendering her legally disabled and unable to work. Her health struggles reached critical points after surviving three bouts of COVID, each time leading to hospitalization, including a harrowing two-month stay in the ICU on a ventilator.

Ernesto, devoted to his family's well-being, shouldered the responsibility of caregiving, resulting in significant work absences. Unfortunately, this led to job loss, plunging the family into financial turmoil and the threat of eviction. After initially applying for the Eviction Prevention Program, their landlord declined participation, resulting in eviction.

Ernesto had secured a new job as an electrician. He temporarily housed his family in a hotel when their journey toward stability gained momentum with Compass Affordable Housing's intervention.

Working with CAH and the Eviction Prevention program, they received essential support: covering the move-in deposit, the first month's rent, and three months of future rent. Additionally, their case worker secured financial assistance to alleviate their utility debts so that they could have utilities in their new apartment.

Today, the Valencia family is thriving in their new home. They are grateful for the lifeline provided through Compass Affordable Housing. Their journey underscores the transformative power of community support and the resilience of the human spirit. With stability restored, the Valencia family looks ahead with renewed optimism, knowing they have the support they need to succeed.

## Eviction Prevention Impact

Compass Affordable Housing, Inc., has been at the forefront of keeping families in their homes, both before, during and after the pandemic. During the COVID-19 crisis, many lost their jobs, including a vast number who had no savings and no support systems that could help them. In September 2020, Compass Affordable Housing began a partnership with the City of Tucson and Pima County to work with households at or below 120% of Area Median Income (AMI) to prevent evictions due to COVID-related issues.

As of June 2023, the Emergency Rental Assistance Program had helped more than **26,000** Pima County residents stay in their homes and saved many landlords from financial harm. Initially, Eviction Prevention Assistance, was provided to households that were detrimentally affected by COVID - causing them to fall behind on rent. Moving into 2023 the program was updated to assist households facing eviction for a variety of reasons, enabling CAH to help even more families to remain in their homes.

Between July 1, 2022 and June 30, 2023, CAH helped more than **2,339** households to provide almost **\$18,439,000** in rental and utilities assistance for Pima County residents. CAH continues to successfully work with area landlords and at-risk households so that participants can keep their housing.

Eviction Prevention is more needed than ever. Increasingly high rent, gas prices and inflation rates continue to create additional hardships to already-struggling families. We continue to help families and individuals navigate some of the most challenging circumstances of their lives and, in the process, help them remain in their homes.



# COMPASS AFFORDABLE HOUSING CHANGES LIVES!



## DEMOGRAPHIC BREAKDOWN: HOUSEHOLDS:

Single Individuals: 56% | Families: 44%

## GENDER:

Female: 52% | Male: 48%

## RACE:

American Indian/Alaska Native: 2%

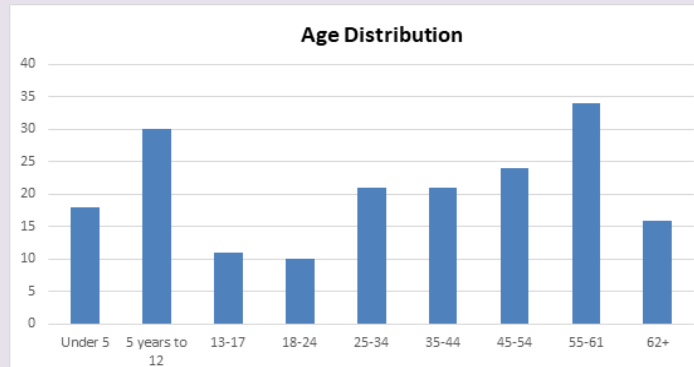
Asian/Pacific Islander: 1%

Black: 16%

Hispanic: 34%

White: 44%

Did not specify: 3%



**4,737**  
Participants Served

## ALL COMPASS PROGRAMS & SERVICES

July 1, 2022 - June 30, 2023

CAH-Owned Housing

Community Housing | Tenant Services

Home Based Services | Eviction Prevention



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

CAH Administration:

**(520) 305-4724**

CAH Community Housing Program:

**(520) 647-9652**

Alvord Court Apartments:

**(520) 589-8096**