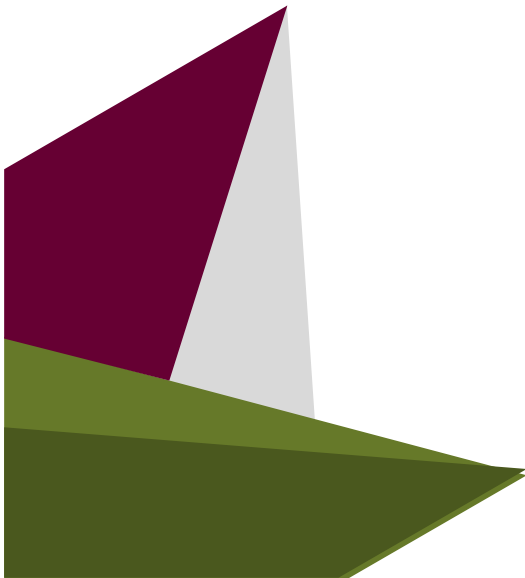




Compass Affordable Housing

PROGRAM DATA REPORT

JULY 1, 2024 – DECEMBER 31, 2024



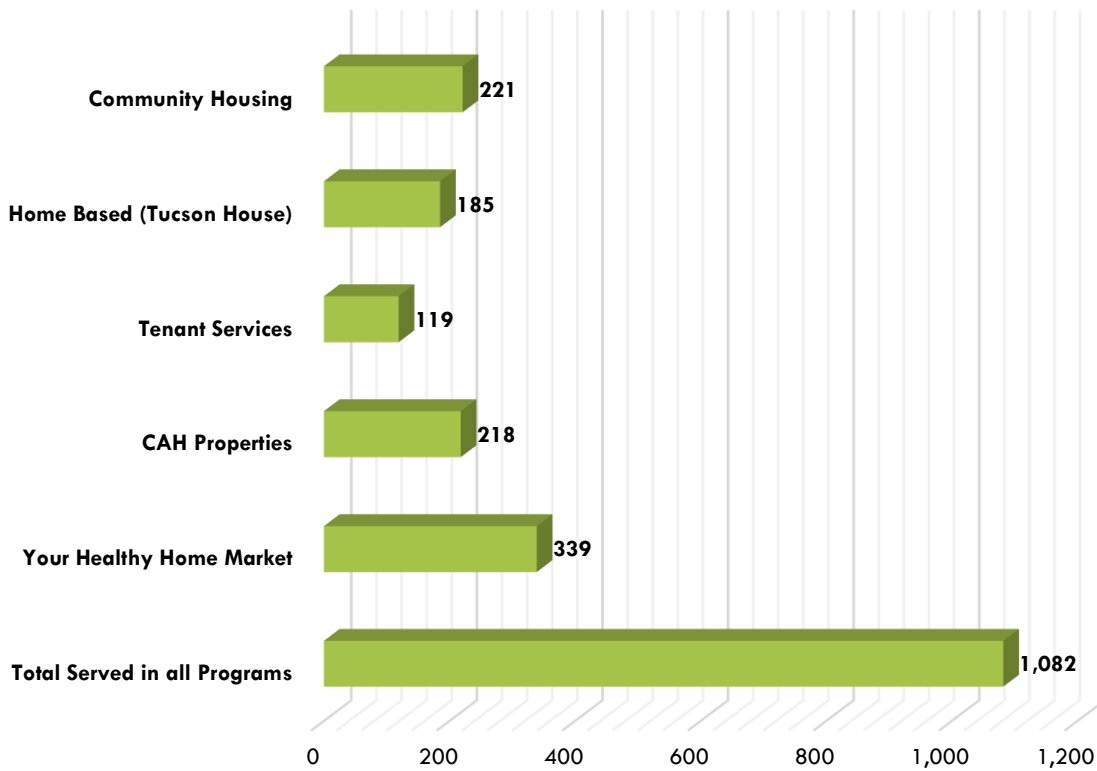
COMPASS AFFORDABLE HOUSING INC.

Compass Affordable Housing is dedicated to enhancing family and community life through affordable housing, support services, and advocacy. Our vision is to foster a community that collaborates to increase affordable housing at all levels. Since 1996, we've been committed to crafting innovative solutions that address the need for affordable quality housing for low-income families, individuals, and people stabilizing from homelessness.

During the past six months, from July 1, 2024, to December 31, 2024, CAH has continued to make a significant impact. We proudly served 1,082 people, offering them a place to live and a foundation for a healthier and more stable life. This was achieved despite the formidable hurdles posed by a shrinking inventory of affordable housing and the additional barriers to locating affordable housing faced by many households due to the elimination of prevention programs in 2023.

We believe that all people, no matter their income or ability, should have the opportunity to live in quality affordable housing. CAH continues to provide services to people with zero, low, and moderate incomes, including those with special needs. The Community Housing program plays a crucial role in assisting people transitioning from homelessness, while our Tenant Services are instrumental in helping residents living in CAH-owned housing and at Tucson House to participate more successfully in the socio-economic mainstream of our community. This report highlights our program impact over the past six months.

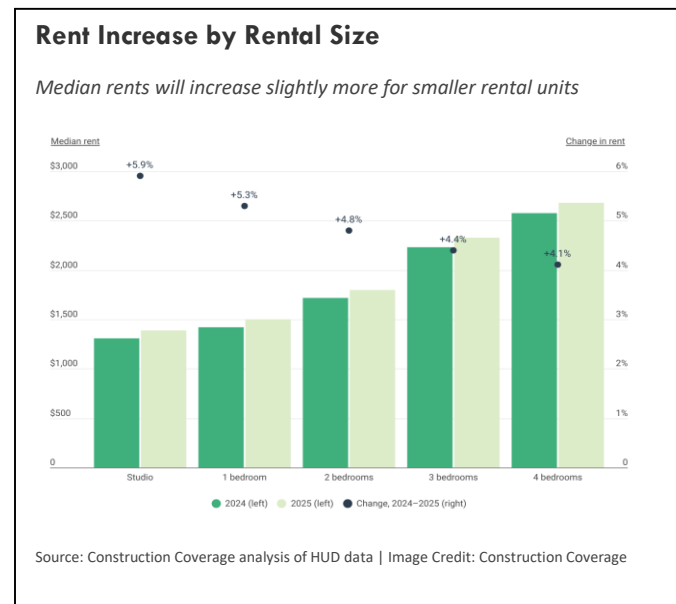
TOTAL INDIVIDUALS SERVED BY CAH JULY 1, 2024 - DECEMBER 31, 2024



Community Housing

The Compass Affordable Housing (CAH) Community Housing Program is critical in helping individuals and families transition from homelessness to long-term stability. Through housing search assistance, rental support, and intensive case management, we empower participants to regain their independence and build a foundation for success. The nationwide affordable housing crisis continues to impact Tucson, where rising rental costs create significant barriers for low-income households.

- **Median rents are 35% higher than before the pandemic (Zillow)**
- **HUD projects a 4.1%–5.9% rent increase for smaller units in 2025**
- **1 in 7 Tucson households live in poverty, with single parents among the most affected**



With transportation and food costs exceeding the national average, many Pima County residents struggle to afford necessities, making stable housing increasingly out of reach. This challenge is particularly severe for individuals living on fixed incomes or transitioning from homelessness, where rent consumes a substantial portion of their earnings.

The Community Housing Program works with households for up to nine months and sometimes longer, providing intensive assistance, addressing both immediate housing needs and long-term economic stability. We focus on preventing a return to homelessness by offering:

- **Housing search and rental assistance**
- **Employment support and career readiness**
- **Budgeting, savings, and debt reduction guidance**
- **Life skills development**
- **Access to essential community resources**
- **Intensive, personalized case management**

Moreover, CAH commitment to addressing the broader implications of housing insecurity is evident in the delivery of support services, which include food assistance and financial literacy programs. These initiatives are crucial, as research indicates that housing instability adversely affects children's health and educational outcomes, leading to increased mental health issues. By providing comprehensive support, CAH not only stabilizes families but also fosters healthier, more resilient communities. While our work continues to make a significant impact, rising rental costs and economic challenges are increasing the time participants need in the program. Many face barriers to securing housing and employment, requiring longer-term support to ensure success.

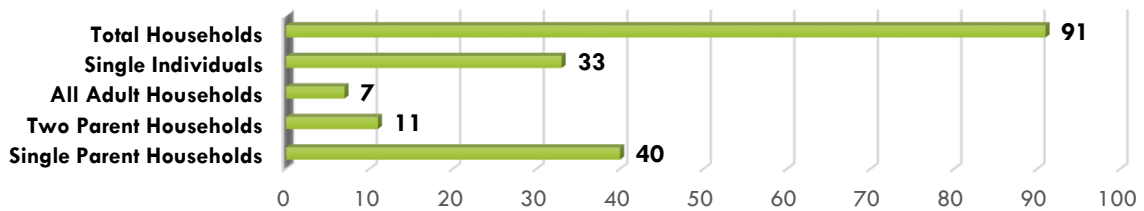
COMMUNITY HOUSING PARTICIPANTS SERVED JULY 1, 2024 – DECEMBER 31, 2024			
	CURRENTLY IN PROGRAM	EXITED PROGRAM	TOTAL
MALE	16	18	34
FEMALE	43	40	83
BOYS	20	24	44
GIRLS	33	27	60
TOTAL PARTICIPANTS SERVED	112	109	221

Impact by the Numbers (July – December 2024)

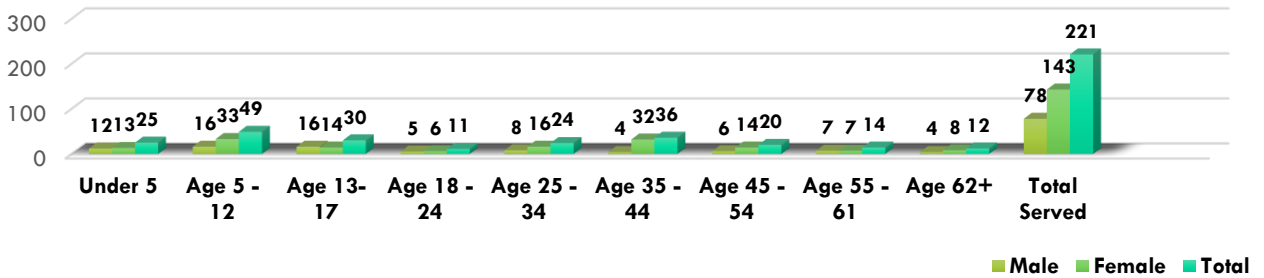
Total Participants Served: 221
Men: 34 | Women: 83
Boys: 44 | Girls: 60

- **112 participants** remain actively engaged in the program.
- **109 participants** successfully exited, securing stable housing and gaining financial independence.
- Nearly half of those served were children, highlighting the urgent need to support families in crisis.

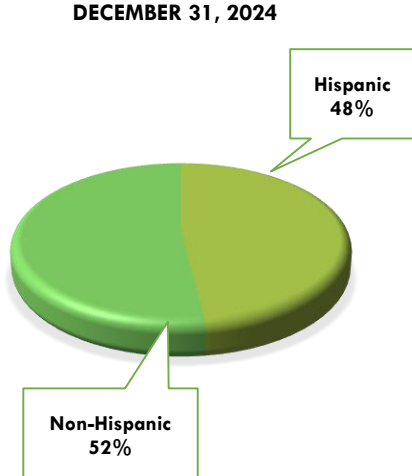
COMMUNITY HOUSING HOUSEHOLD COMPOSITION JULY 1, 2024 - DECEMBER 31, 2024



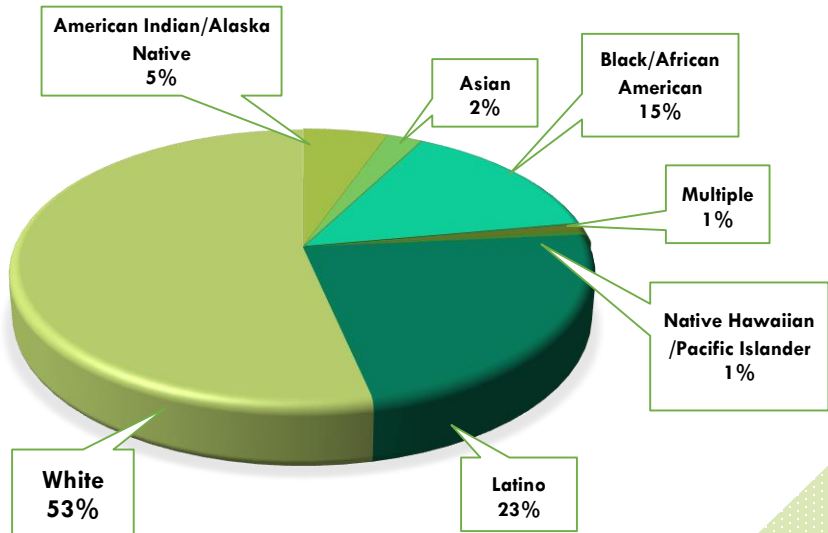
COMMUNITY HOUSING AGE DISTRIBUTION JULY 1, 2024 - DECEMBER 31, 2024



COMMUNITY HOUSING ETHNICITY DEMOGRAPHICS JULY 1, 2024 - DECEMBER 31, 2024



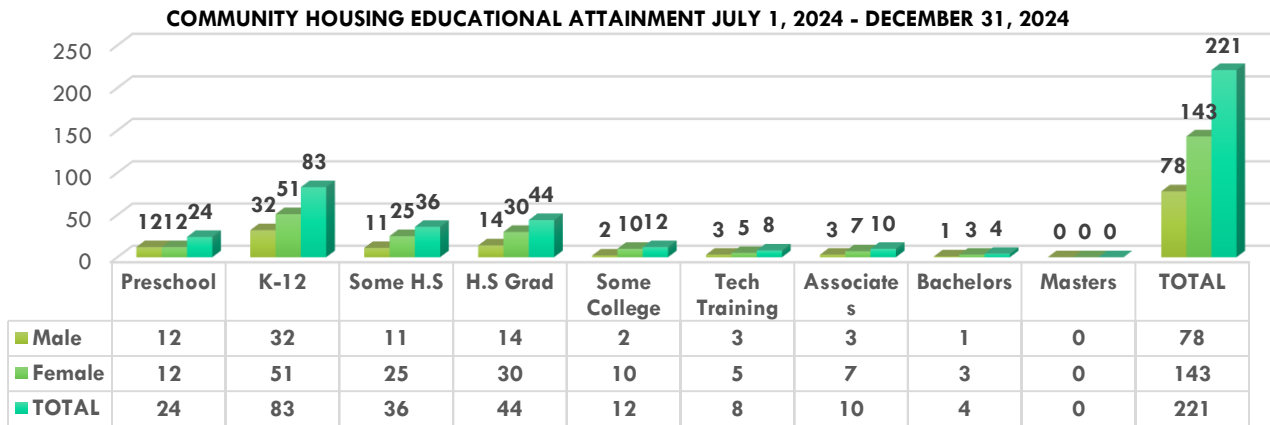
COMMUNITY HOUSING RACE & DEMOGRAPHICS JULY 1, 2024 - DECEMBER 31, 2024



Community Housing Success Story



George entered the Community Housing program after experiencing homelessness for three years. His main goals when entering the program were to find affordable housing, improve his health and obtain employment to stabilize. George worked with CAH staff to achieve these goals. After we helped him obtain housing he began working with staff to schedule doctor’s appointments to take care of his medical needs and began looking for employment. Due to disability limitations, he is unable to work full time but was determined to find employment. While working with CAH staff, George was taught how to use a computer and develop his computer skills. He learned how to complete online applications, create and use email and prepare for interviews. With CAH staff assistance, George was able to secure a part-time position at the Children’s Museum. He maintains his housing and takes care of his day-to-day and personal needs. During this time, George has also been rebuilding his relationships with family, in particular his grandson who he cherishes.



Asset Building:

- Participants who reported debt, and, in total, reduced their debt by \$7,825.96.
- 91 Community Housing households received food from the CAH Your Healthy Home Market.
- 30% of participants gained or increased income.
 - 39 participants gained employment
 - 24 participants received or obtained SSI, SSDI, Child Support, Survivor Benefits or Retirement

Housing:

- 100% of participants signed leases in their own name.
- 100% of households in Community Housing received financial assistance.
- 100% of households developed and worked with household budgets.

According to the Department of Housing and Urban Development’s annual snapshot last January, the number of people experiencing at least a single night without a home had increased year-over-year by 18 percent.

CAH-Owned Housing

**ALVORD
COURT
APARTMENTS**



**DOWNTOWN
MOTOR
APARTMENTS**

**GLENSTONE
VILLAGE
APARTMENTS**



Between July 1, 2024, and December 31, 2024, Compass Affordable Housing (CAH) provided quality, permanent housing to 218 individuals, including children, at CAH-owned properties. These affordable communities offer quality, stable housing for low-income households, including those with special needs, ensuring residents have a foundation for success.

Tenant Services

CAH's Tenant Services Program is designed to support and empower residents, helping them achieve long-term stability and self-sufficiency. Through one-on-one guidance, workshops, and community-building **activities**, we address residents' physical, financial, social, and mental well-being—ensuring they have the tools needed to thrive.

- **218 individuals** resided at CAH-owned properties.
- **610 supportive interventions** were provided to **119 residents**.

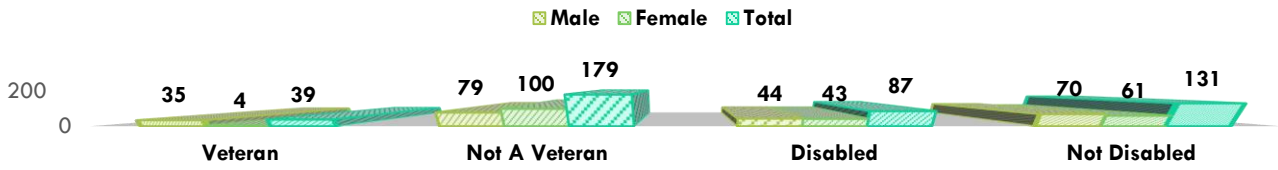
Tenant Services support includes:

- **Housing stability & financial coaching** – Helping tenants maintain their homes, develop budgets, and plan for their future.
- **Health & wellness support** – Connecting residents with essential healthcare, nutrition and food access, and mental health resources.
- **Community engagement & life skills** – Offering activities that promote social connections, employment readiness, and long-term self-sufficiency.

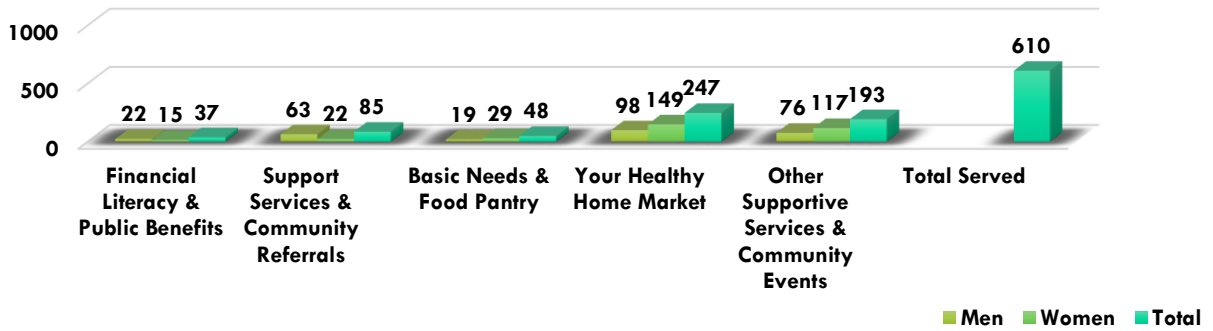
The demand for affordable housing with comprehensive support services continues to grow. With rising living costs and increasing economic hardships, Tenant Services plays a crucial role in ensuring that residents stay housed and thrive in their communities.

CAH-Owned Housing Demographics

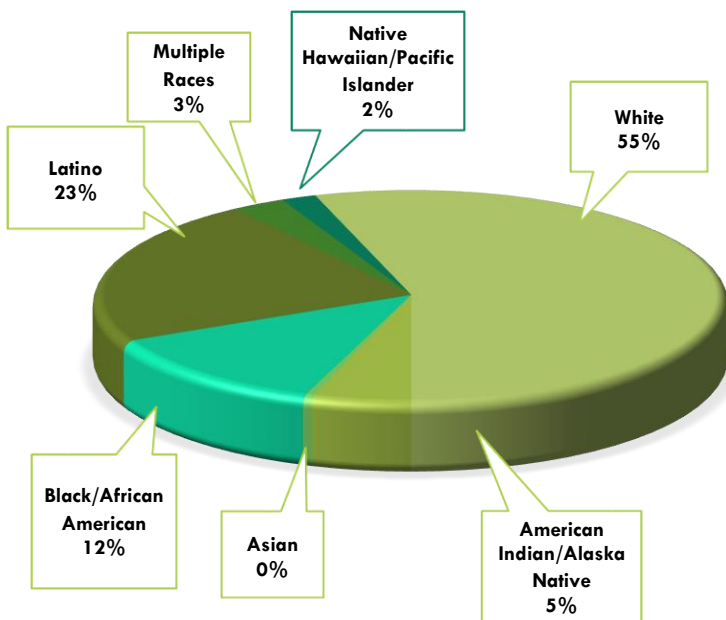
CAH-OWNED PROPERTIES VETERAN & DISABILITY STATUS JULY 1, 2024 - DECEMBER 31, 2024



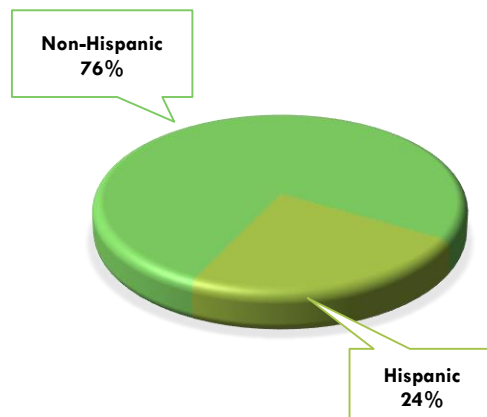
CAH-OWNED HOUSING SERVICES BY GENDER JULY 1, 2024 - DECEMBER 31, 2024



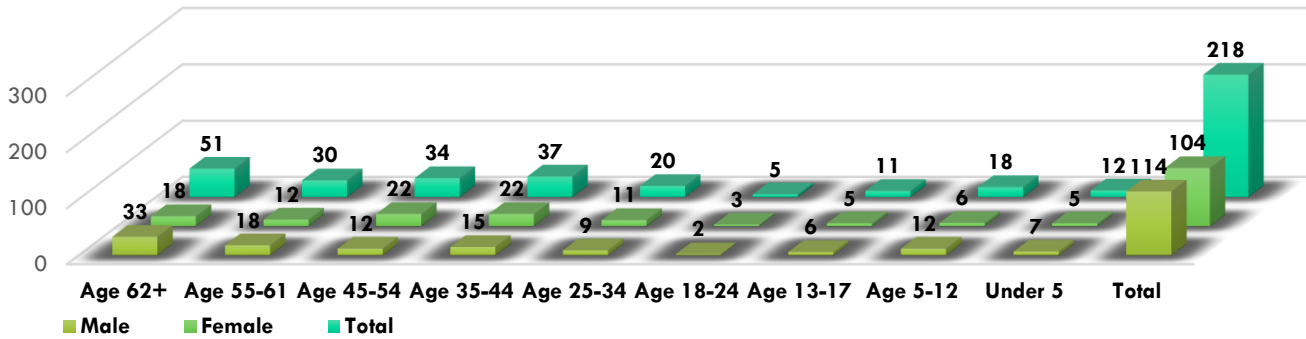
CAH-OWNED PROPERTIES RACE DEMOGRAPHICS JULY 1, 2024 - DECEMBER 31, 2024



CAH-OWNED PROPERTIES ETHNICITY JULY 1, 2024 - DECEMBER 31, 2024



CAH-OWNED HOUSING AGE DISTRIBUTION JULY 1, 2024 - DECEMBER 31, 2024



Home Based Services at Tucson House



The CAH Home-Based Services Program plays a crucial role in supporting very low-income households, individuals experiencing homelessness, veterans, seniors, and people with disabilities living at the City owned Tucson House, a 408-unit public housing community. Through direct support, advocacy, and intervention services, we help residents maintain housing stability, access critical resources, and improve their quality of life. This is an effort to help people thrive where they live.

Home-Based Services collaborates with the City of Tucson’s Veterans Affairs Supportive Housing Program, the Homeless Prevention Program, and other city initiatives to help residents thrive in their homes. From technology assistance to medical equipment and life skills coaching, our team ensures that individuals receive the support they need to achieve stability and independence.

Impact by the Numbers (July – December 2024):

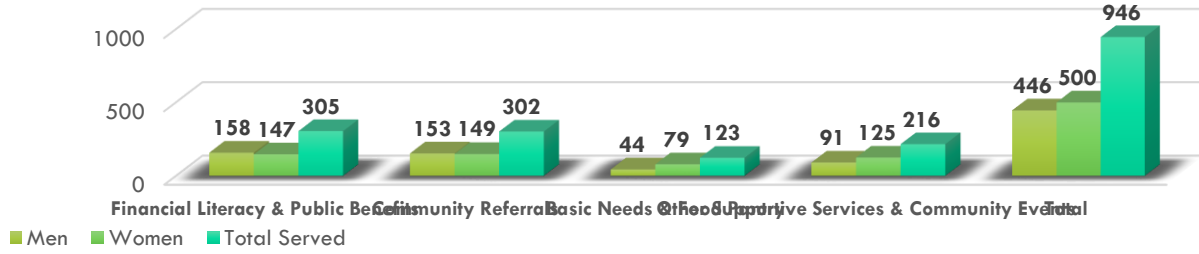
- **185 individuals** received direct intervention services.
- **946 personalized interventions** were provided to meet critical needs.

Key Services Provided:

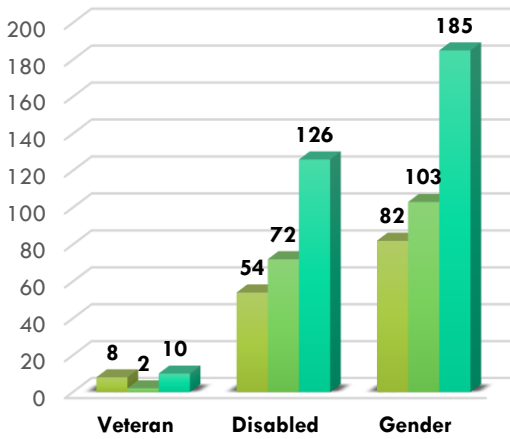
- **Case management & advocacy** – Helping residents navigate challenges and connect with essential resources.
- **Employment & financial coaching** – Offering job search assistance, budgeting support, and benefit applications.
- **Health & wellness support** – Connecting residents to medical services, mobility aids, and wellness programs.

With rising economic challenges and increased demand for supportive housing, Home-Based Services remain a critical lifeline for Tucson House residents. By providing personalized support and strategic interventions, we help residents maintain stability and build pathways toward self-sufficiency.

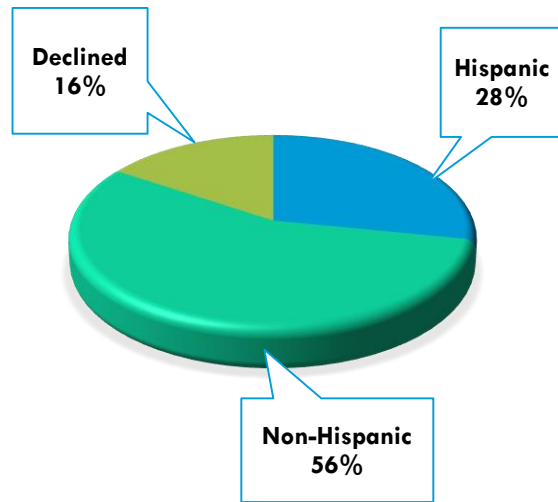
TUCSON HOUSE - HOMEBASED SERVICES BY GENDER JULY 1, 2024 - DECEMBER 31, 2024



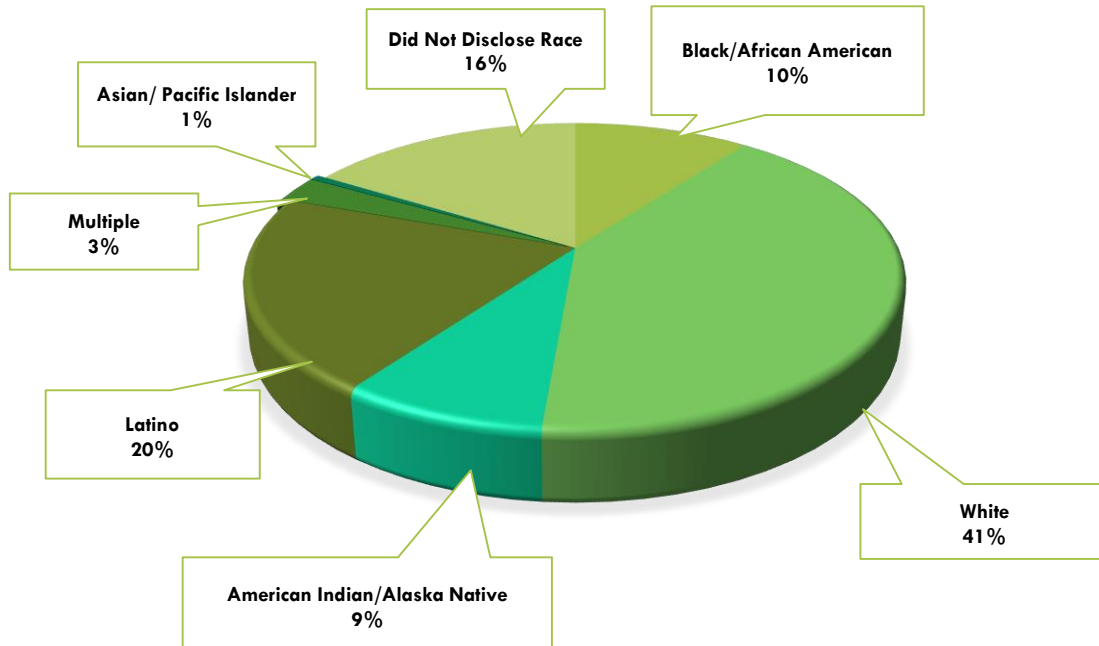
TUCSON HOUSE - HOMEBASED GENDER, VETERAN & DISABILITY STATUS JULY 1, 2024 - DECEMBER 31, 2024



TUCSON HOUSE - HOMEBASED ETHNICITY JULY 1, 2024 - DECEMBER 31, 2024



TUCSON HOUSE - HOMEBASED RACE & ETHNICITY JULY 1, 2024 - DECEMBER 31, 2024



Your Healthy Home Market



Food security is a **critical component of housing stability and overall well-being**. As living costs continue to rise, the need for **accessible, nutritious food** remains a **top priority** for the individuals and families we serve.

Between July 1, 2024, and December 31, 2024, Your Healthy Home Market (YHHM) distributed over 18,000 pounds of nutritious food to individuals and families living in CAH-owned properties, Community Housing programs, and the broader Tucson community. This volunteer and tenant-run free market is more than just a food distribution program—it is a holistic approach to food security, providing access to fresh, healthy food and education on nutrition, budget planning, and meal preparation.

Four times per month, **Your Healthy Home Market** delivers between 800 – 1,200 pounds of fresh food, including proteins, vegetables, grains, fruits, breads, herbs, and produce grown in the Alvord Court Community Garden. With support from local partners, YHHM also provides educational workshops covering topics such as:

- **Smart grocery budgeting**
- **The connection between food and health**
- **Cooking affordable, nutritious meals**
-

Impact by the Numbers (July – December 2024):

- **18,000+ pounds of food** delivered to families and individuals.
- **211 Community Housing and Tenant Services participants** consistently relied on YHHM for food assistance.
- **117 CAH-owned housing residents** accessed food for the YHHM and household goods from the community pantries.
- **92 Community Housing households** received nutritious food for free every month.

YHHM extends its reach to the greater Tucson community, ensuring that those experiencing poverty and homelessness have access to nutritious food. Our partnerships include:

- **Casa Maria Soup Kitchen** – Serving people in need in South Tucson.
- **Tucson Preparatory High School** – Supporting vulnerable low-income youth.
- **Pima County Street Outreach** – Providing food to unsheltered individuals.
- **Sister Jose Women’s Center** – Helping women experiencing homelessness.
- Food security is a **critical component of housing stability and overall well-being**. As living costs continue to rise, the need for **accessible, nutritious food** remains a **top priority** for the individuals and families we serve.

FOOD SECURITY: July 1, 2024 – December 31,



211 individuals from Tenant Services & Community Housing continuously participated in Your Healthy Home Market.

Over 18,000 pounds of food was distributed to families and individuals served by CAH and in the community.

More than 117 participants from CAH-owned housing also accessed the food pantry and household goods closet.