

# Quarterly Program Data Report

July 1, 2025 - September 30, 2025



Compass  
Affordable  
Housing

Creating safe places for Human Development

# About Compass Affordable Housing

## Mission

Compass Affordable Housing (CAH) works to improve the quality of life for individuals, families, and the broader community through low-cost housing, comprehensive support services, and strong advocacy.

## Vision

An engaged community working together to expand access to housing that is affordable at the local, state, and national levels.

## Core Values

Our Core Values guide our decisions, shape our relationships, and reflect the way we serve our community:

- **Commitment** – We are dedicated to listening to and serving others.
- **Creativity** – We use innovation and imagination to develop effective solutions.
- **Respect** – We honor the dignity, feelings, and perspectives of all people.
- **Service** – We act with compassion, humility, and a focus on meaningful support.
- **Teamwork** – We collaborate with our staff, residents, and partners to achieve shared goals.
- **Leadership** – We work alongside others to build understanding, alignment, and positive change.

# Program Impact: A Foundation for Stability

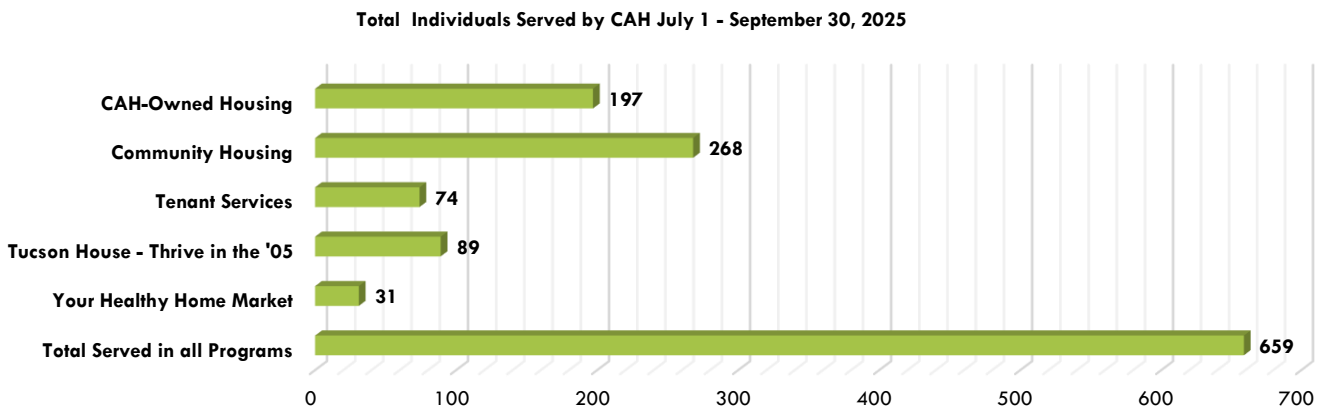
July 1, 2025 – September 30, 2025

Compass Affordable Housing (CAH) continues to create safe places for people to live, grow and thrive. Grounded in our mission to improve the quality of life for individuals, families, and communities, CAH provides affordable housing, comprehensive support services, and strong advocacy for those facing housing instability.

Our programs continued to offer a critical foundation for stability, health, and long-term opportunity.

## Key Quarterly Achievements

CAH served 554 unduplicated individuals with housing and supportive services this quarter. Through a holistic, relationship-based approach, our staff works to ensure residents have the tools they need to remain housed, increase resilience, and pursue long-term stability.



## Quarter 1 Impact Overview

(Reporting period: July 1, 2025 – September 30, 2025)

Despite ongoing challenges—including a shrinking inventory of affordable housing, CAH continues to deliver high-impact services across Tucson:

- 554 Total unduplicated individuals served.
- 659 individuals (duplicated) participated in housing and supportive services.
- 565 interventions (Tenant Services: 244 Interventions/Tucson House: 321 Interventions) were provided to residents through Tenant Services at Tucson House and CAH-owned housing.
- 268 Community Housing participants met twice a month with staff to work toward housing stability.
- 194 Tenant Services participants received services at Alford Court Apartments, Downtown Motor Apartments, Glenstone Village Apartments, and Tucson House.

Our Community Housing Program supported individuals transitioning from housing insecurity, while Tenant Services helped residents participate more fully in the economic and social life of the community. These outcomes reflect our enduring commitment to housing and supportive services as a foundation for stability, health, and opportunity.

### Program Overview & Continued Commitment

CAH continues to provide consistent, high-quality support to households most at risk of housing insecurity, despite external pressures—including rising housing costs, limited affordable inventory, and gaps in prevention funding. This quarter's outcomes highlight our commitment to:

- Stabilizing households through affordable housing and services
- Strengthening resident resilience with consistent supportive interventions
- Ensuring ongoing connection to community resources
- Prioritizing person-centered, relationship-driven service delivery

Our team remains dedicated to meeting community needs while adapting to changing conditions and resource availability.

# CAH-Owned Housing

Between July 1 and September 30, 2025, Compass Affordable Housing (CAH) provided stable, low-income housing and on-site support services (Tenant Services) to 197 total individuals across all CAH-owned properties.

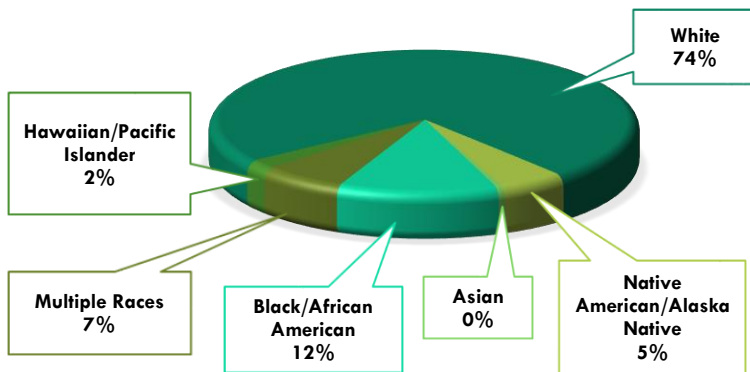
These services offer vital stability for low-income households, particularly those with special needs, empowering them toward long-term success. The population served during this quarter included:

- Veterans: 33
- Individuals with Disabilities: 76
- Children: 31

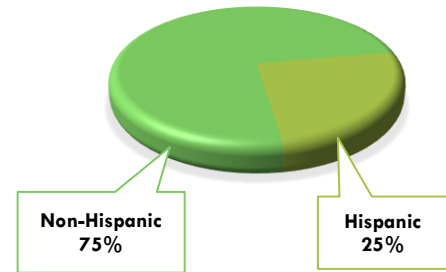
CAH's affordable housing communities provide more than just a roof; they are communities where residents can access the support they need—creating a strong foundation for long-term self-sufficiency.



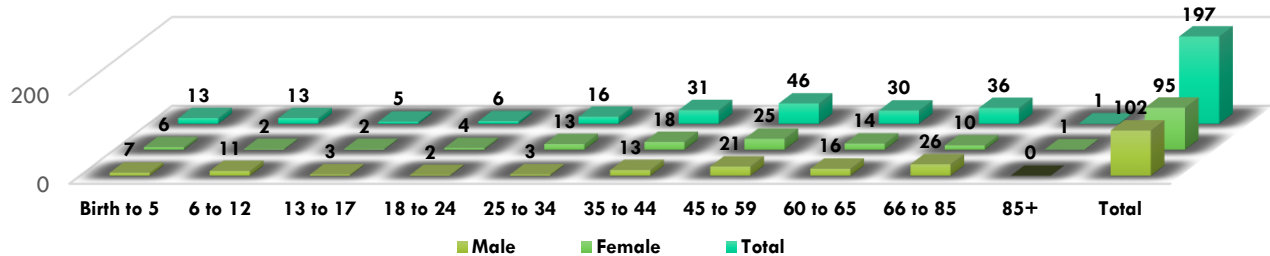
CAH-Owned Housing Race Demographics July 1 - September 30, 2025



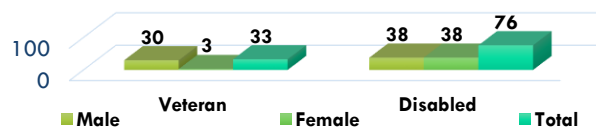
CAH-Owned Housing Ethnicity Demographics July 1 - September 30, 2025



CAH-Owned Housing Age Distribution July 1 - September 30, 2025



CAH-Owned Housing Veteran & Disability Status July 1 - September 30, 2025



## Community Housing

The CAH Community Housing Program is a lifeline for individuals and families transitioning from housing insecurity to long-term stability. From July 1 through September 30, 2025, CAH supported 278 people—including children and Veterans—through housing search assistance, rental support, and individualized service coordination that helps rebuild stability and independence.

### Tucson’s Current Housing Landscape

The housing market in Tucson continues to stretch the financial capacity of low-income households:

- The median rent in Tucson is \$1,048 as of October 2025.
- The average rent across all unit types is \$1,233.
- According to HUD data, the vacancy rate rose to 11.4% in Q3 2024, and average rent dipped to approximately \$1,177, signaling a softening rental market.
- 13.7% of Pima County residents live below the poverty line, according to recent ACS estimates.
- Over half of renters (51.2%) in the region are housing cost-burdened, meaning they pay a disproportionately high share of their income toward rent.

These combined pressures—high rent, limited income, and cost burden—create structural barriers for those exiting homelessness, making it difficult to stabilize without deep, ongoing support.

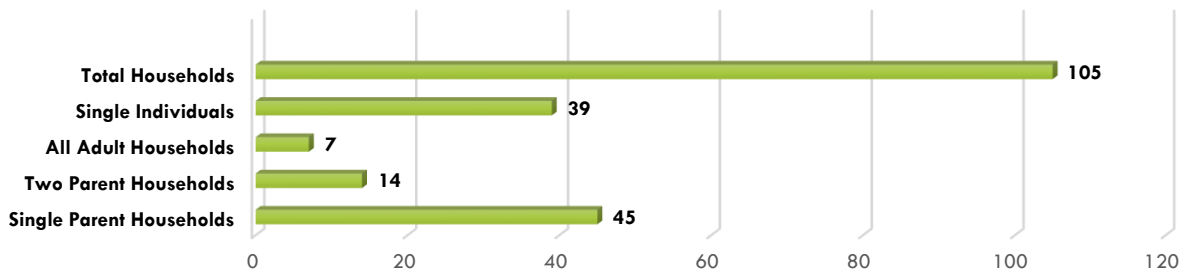
### CAH’s Strategic Response

In this context, the Community Housing Program’s work is not just essential—it’s lifesaving. Over a typical engagement lasting up to nine months or more, CAH provides:

- Housing search and rental support
- Employment and job seeking skills
- Budgeting, savings, and debt-reduction planning
- Life-skills development (e.g., conflict resolution, household management)
- Connection to vital community resources
- Personalized case management tailored to each household’s needs

CAH’s commitment to addressing the broader impacts of housing insecurity extends beyond housing placement. Through wraparound support services—including food assistance, financial literacy education, and resource navigation—we stabilize families and build pathways toward long-term well-being. These services are essential. Research consistently shows that housing instability negatively affects children's health, academic performance, and mental health. By providing comprehensive, family-centered support, CAH strengthens not only individual households but also the resilience of the broader community.

Community Housing Household Composition July 1 - September 30, 2025



## Impact by the Numbers

(July 1 – September 30, 2025)

- Total Participants Served: 268
- Total Households: 105

### Demographics:

- Men: 48
- Women: 99
- Boys: 61
- Girls: 60

### Program Outcomes:

- 196 participants remain actively engaged in the program
- 98 households successfully secured stable housing.
- Nearly 50% of those served were children, underscoring the critical need to support families in crisis.

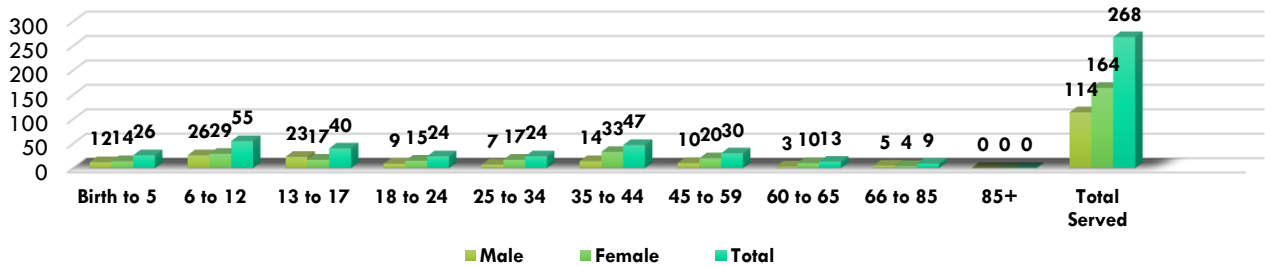
## Housing Outcomes

The Community Housing Program continues to deliver impactful results by helping participants secure and maintain stable housing. Over the past year:

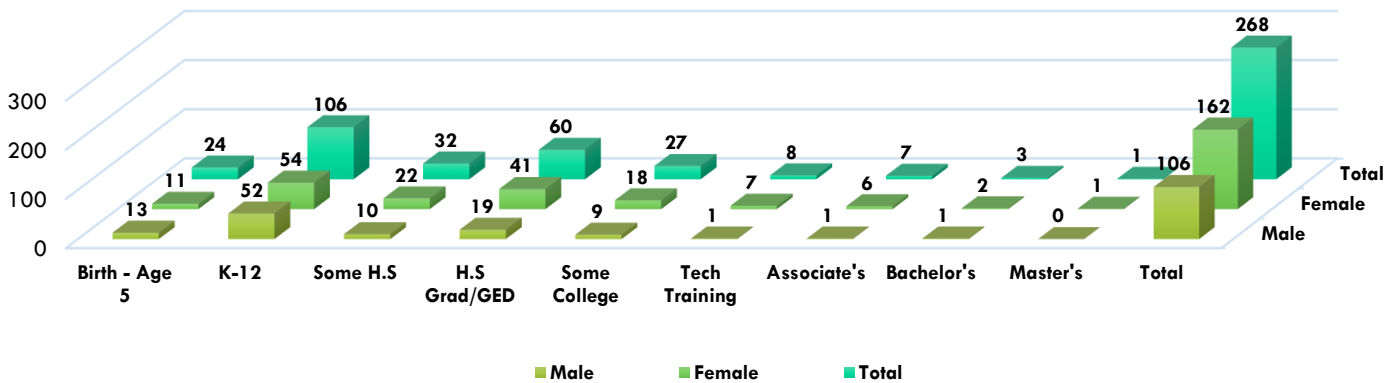
- 100% of households worked with staff to develop and follow household budgets, building critical financial skills
- 92% of households signed leases in their own names, fostering independence and long-term stability
- 92% of households received financial assistance to support move-in and housing costs
- 92% of participants who secured stable housing received furniture and/or household goods to furnish their new homes

These outcomes reflect the program's strong focus on dignity, empowerment, and lasting stability for each household served.

Community Housing Age Distribution July 1 - September 30, 2025



Community Housing Educational Levels July 1 - September 30, 2025



## Miguel's Story — Finding Hope & Building Assets

When Miguel connected with Compass Affordable Housing (CAH), he was searching for a foundation to rebuild his life. After a 25-year battle with addiction led to incarceration, Miguel found himself committed to sobriety but was homeless upon release. "I got clean off the drugs... but nobody would take me. I was basically crashing in a ditch," he shared.

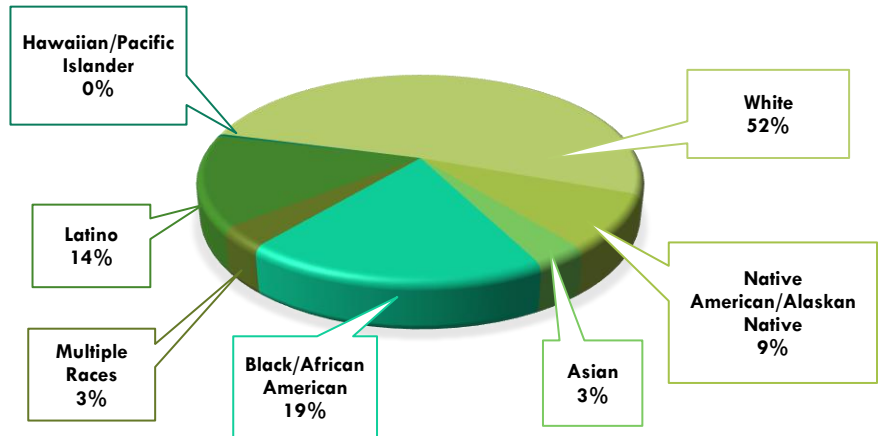
CAH immediately provided Miguel with stable, affordable housing and a supportive community structure. This stability was the turning point. Since linking up with CAH, Miguel has secured full-time employment, allowing him to pay his rent and cover all his expenses. He now has time to pursue hobbies like woodworking and is planning to return to school after completing his probation.

Miguel credits the support and stability with changing his trajectory, leading to greater family connection and a renewed sense of purpose. Reflecting on his journey, he simply states, "I've got a place to live now—I'm not homeless anymore... I feel like I belong here." Miguel's success demonstrates how stable housing provides the essential platform for lasting recovery and economic independence.

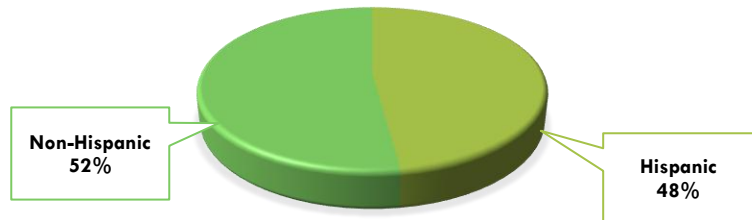
You can view Miguel's story here on YouTube:  
<https://www.youtube.com/watch?v=Lqa5DPyDJag>



Community Housing Race Demographics July 1 - September 30, 2025



Community Housing Ethnicity Demographics July 1 - September 30, 2025



## Asset Building

The Community Housing Program supports participants not only in securing stable housing but also in building long-term financial resilience. From July 1 to September 30, 2025:

- 34 of 48 Participants who reported debt reduced their total debt by 49.25% with a total of \$63,672.66 (\$1,872.73 per person average).
- 26 households opened savings accounts, collectively saving \$23,904.41
- 48% of adult participants gained or increased income
  - 63 participants gained or maintained employment
  - 33 participants secured or maintained income through SSI, SSDI, Survivor Benefits, Retirement, or Child Support
  - 33 of 41 adults who exited, exited with income

These achievements reflect the program's commitment to supporting lasting economic mobility and financial independence for families and individuals transitioning from crisis to stability.

## CAH - Tenant Services

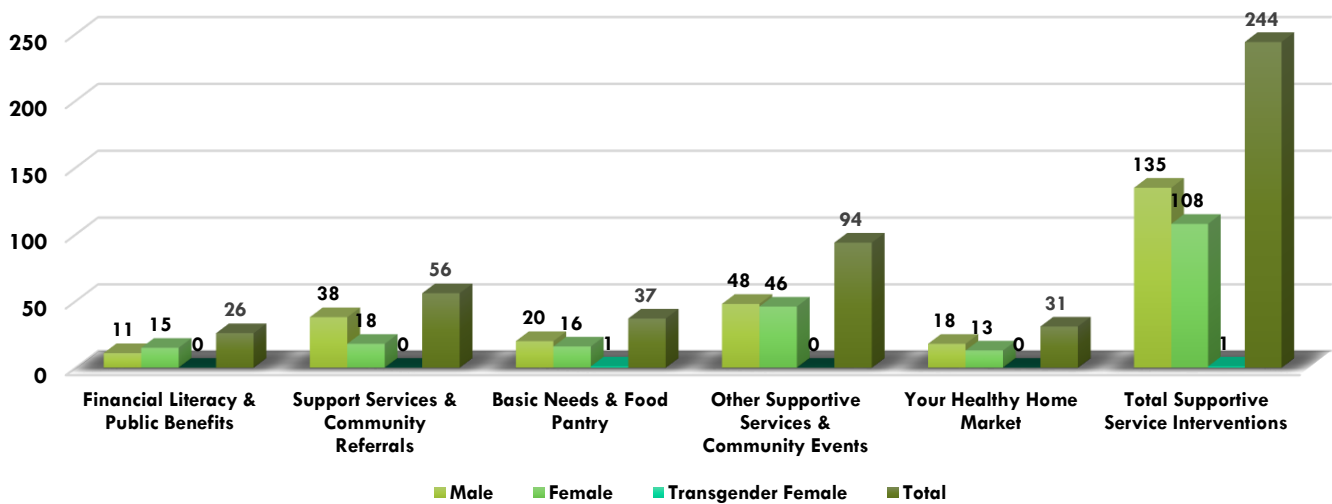
July 1 – September 30, 2025

During this quarter, CAH Tenant Services provided 244 high-touch support interventions to 74 residents, addressing needs across benefits, housing, digital literacy, basic needs, and community engagement. Staff assisted residents with government forms, technology troubleshooting, educational and employment support, health coordination, and participation in community events.

Residents actively engaged in celebrations and programs such as the 4th of July and Labor Day events, Halloween activities, and Your Healthy Home Market. Staff guided residents in preparing documentation, accessing essential resources, and navigating both online and in-person services—promoting self-sufficiency, social engagement, and overall well-being.

### CAH Tenant Services Demographics

CAH Tenant Services by Gender July 1 - September 30, 2025



### Tenant Services: Supporting Stability and Growth

CAH’s Tenant Services Program provides wraparound support to help residents maintain housing and build toward long-term success. Services are tailored to meet individual needs and promote well-being across multiple areas:

- **Housing Stability & Financial Coaching:**  
Helping tenants maintain their homes, develop budgets, and plan for a stable future.
- **Health & Wellness Support:**  
Connecting residents with healthcare, nutrition resources, and mental health services.
- **Community Engagement & Life Skills:**  
Offering activities that foster social connections, employment readiness, and self-sufficiency.

As the demand for affordable housing with supportive services continues to grow, Tenant Services remains essential. Amid rising living costs and economic hardship, this program ensures residents not only stay housed—they also have the opportunity to thrive in their communities.

## Ana's Story: The Impact of On-Site Tenant Services



After 15 years of transient living, Ana sought more than just an apartment; she sought community and security. She found both at Downtown Motor Apartments, a Compass Affordable Housing (CAH) community. Her story exemplifies the profound impact of our comprehensive Tenant Services program.

### The Power of On-Site Support

Ana, a senior resident, highlights how CAH staff actively foster a sense of belonging, directly addressing the social isolation common in standard housing.

**Ana shared:** *"I've lived in apartment complexes for the last 15 years and I can't say I found this. This gives us a sense of a community inside the apartment complex."*

### Key Tenant Service Impacts:

- **Food Security:** The easy, on-site access to the Your Healthy Home Market (YHHM), which provides groceries and fresh produce, ensures her basic needs are met without the stress of transportation or cost. She noted the relief, especially appreciating *"all the food here."*
- **Safety and Security:** Beyond community, the controlled access systems—requiring a special key or fob—provide essential peace of mind. As a senior resident, this security is fundamental: *"I feel secure. I feel like once I'm in the doors, I'm safe."*

Ana's experience demonstrates that Supportive Housing means providing more than a roof. Our Tenant Services create a safe, connected, and dignified environment where seniors and families can access vital resources and build meaningful community connections necessary to thrive.

## CAH Tenant Services Key Highlights & Achievements (July 1 – September 30, 2025)

Total Residents Served: 74

### Gender Breakdown:

- Male: 35
- Female: 38
- Transgender Female: 1

### Community Events & Engagement:

- 4<sup>th</sup> of July celebrations: multiple residents participated in decorating, volunteering, and potlucks
- Labor Day Party: active resident participation
- Halloween Prom & Halloween Event: multiple residents attended
- Your Healthy Home Market: over 50 individual visits from residents
- Su Vida Ice Cream Social, Fall Festival, Dia de los Muertos Ofrenda setup, and Birthday Celebrations: residents engaged socially and recreationally

### Resident Support Services Provided:

- Housing & Benefits Assistance
  - Help with Section 8 and AHCCCS documents, reasonable accommodation forms, and property-related inquiries
  - Financial coaching, budgeting and SOS Kit distribution
- Health & Wellness:
  - Help obtaining medical supplies
  - Medicare and health insurance support
  - Nutrition support via Your Healthy Home Market
- Technology & Digital Literacy:
  - Assistance with laptop, hotspot, and mobile device setup
  - Help completing online applications, digital forms, and renewing IDs or passports
- Education & Employment
  - Resume creation, job fair information, scholarship guidance, FAFSA assistance, and vocational rehab support
- Community & Social Support:
  - Event planning and volunteering
  - Life skills workshops, printing and craft projects, and social check-ins

### Impact:

Tenant Services provided individualized, hands-on support that helped residents maintain housing stability, access essential resources, engage socially, and build skills to improve long-term independence and quality of life.



### Tucson House: Thrive in the '05 Services: Impact by the Numbers

(July 1 – September 30, 2025)

**Program Reach:**

- 89 individuals received direct intervention services
- 321 supportive service interventions were delivered to address urgent and ongoing needs

### Where Our Team Spends 75% of Its Time:

Our team focuses on high-volume, high-impact services that ensure stability:

- **Financial Security:** The top-demand area is Benefits & Financial Advocacy, which includes crucial support like completing 35 SSA/Disability Forms for residents.
- **Physical Wellness:** Ensuring health access with 70 interventions for medical appointments, referrals, and accessing medical equipment.
- **Essential Skills:** Bridging the gap in Digital & Communication Support to foster self-sufficiency.

In short: Tenant Services is the critical intervention that keeps our residents housed, healthy, and connected.

## Tucson House – Thrive in the '05 (Formerly Home-Based)

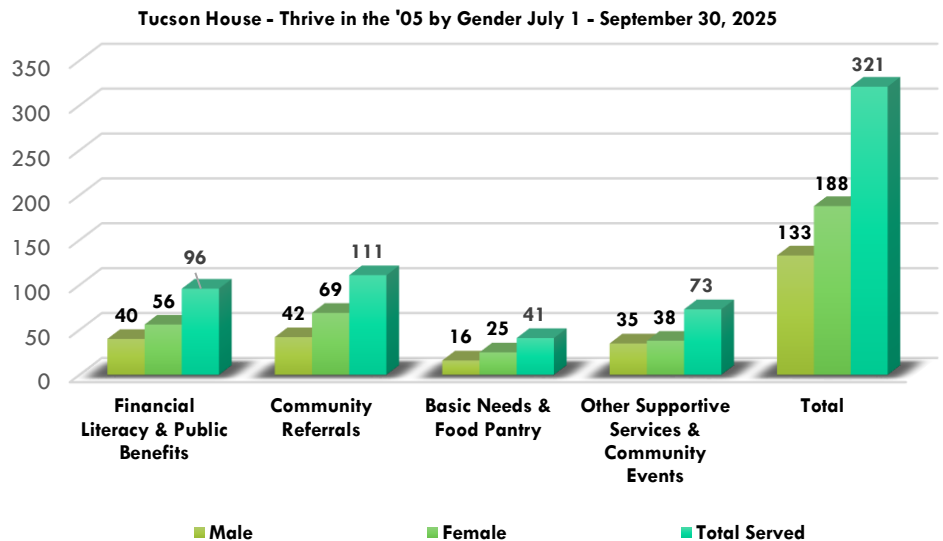
The CAH Home-Based Services Program provides critical support to very low-income households, individuals experiencing homelessness, Veterans, seniors, and people with disabilities living at Tucson House — a 408-unit public housing community owned by the City of Tucson.

The Tenant Services program provides a critical lifeline to residents by focusing on direct support, advocacy, and intervention. This comprehensive approach ensures residents maintain housing stability, access essential resources, and improve their overall quality of life, empowering them to thrive where they live.

In collaboration with key community partners, including the City of Tucson’s Veterans Affairs Supportive Housing Program and the Homeless Prevention Program, CAH offers personalized support at Tucson House. Services address both immediate daily needs and long-term goals, and include:

- Life Skills Coaching
- Technology Assistance
- Access to Medical Equipment
- Resource Navigation and Advocacy

As economic pressures rise and the demand for supportive housing increases, these targeted interventions are more crucial than ever. Through compassionate and targeted services, CAH successfully empowers residents to maintain their housing and build lasting independence and self-sufficiency.



### From Crisis to Control: Gabriel's Journey to Self-Advocacy

When Gabriel first connected with Tenant Services in March 2023, he asked for help sorting his mail. This simple request revealed a lifelong challenge—he was unable to read. Over the next two years, with support from Tenant Services, Gabriel navigated complex healthcare and benefits systems, completed critical paperwork, and built the confidence to advocate for himself.

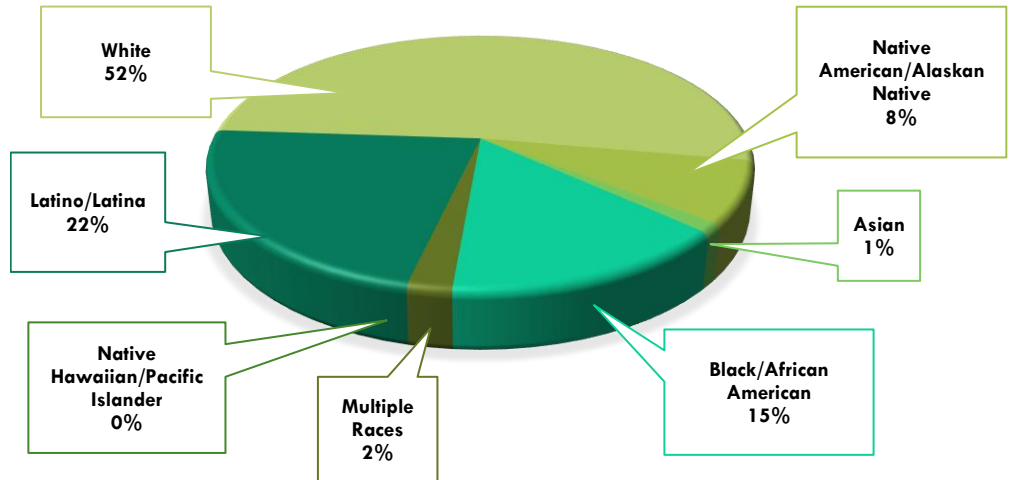
Through his persistence, Gabriel achieved personal stability and became an active, contributing member of his community. He volunteers regularly and recently began working as a Dock Worker at Tucson House, where his reliability and skill make him invaluable.

In summer 2025, a referral to Literacy Connects led to a life-changing breakthrough: Gabriel discovered he can read—he reads backwards. This revelation transformed a source of frustration into one of pride, marking a key turning point in his independence and self-confidence.

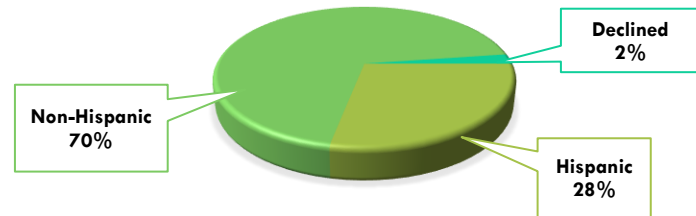
Today, Gabriel continues to volunteer, support neighbors, and inspire those around him with his resilience, generosity, and quiet determination. His story illustrates how high-touch support can help residents overcome barriers and thrive.



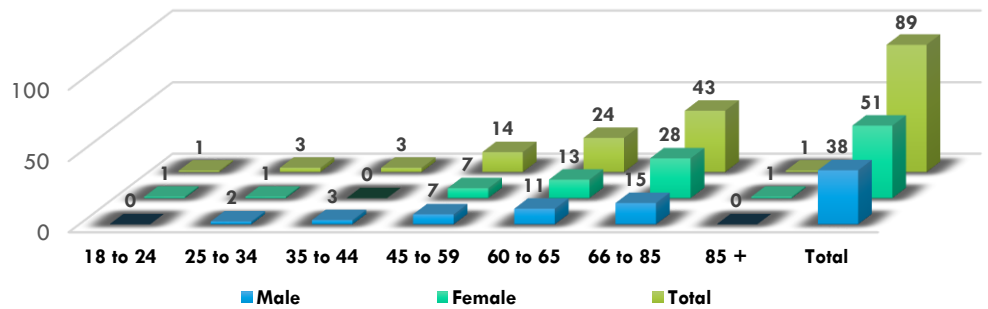
Tucson House - Thrive in the '05 Race Demographics July 1 - September 30, 2025



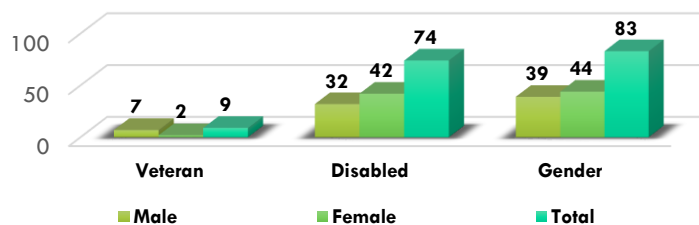
Tucson House - Thrive in the '05 Ethnicity Demographics July 1 - September 30, 2025



Tucson House - Thrive in the '05 Housing Age Distribution July 1 - September 30, 2025



Tucson House - Thrive in the '05 by Veteran, Disability Status, & Gender July 1 - September 30, 2025



## Your Healthy Home Market (YHHM)

### YHHM: Building Resilience in Food Security

Food security is essential to both housing stability and overall well-being. As the cost of living rises, access to nutritious, affordable food remains a top priority for the individuals and families we serve.



### Program Delivery and Challenges

This quarter, CAH's primary food resource partner for the *Your Healthy Home Market* ended its program. This change temporarily reduced access to healthy, supplemental food for residents who rely on this service to maintain stability, health, and monthly budget resilience.

Despite this setback, YHHM continued to serve the community, relying on existing inventory and interim support:

- Total Food Delivered: 1,000+ pounds of fresh food were distributed.
- Individuals Served: 31 individuals and families across CAH-owned housing and Community Housing programs relied on YHHM for consistent food access.
- Resident Access: 68 residents at CAH-owned housing accessed available food and household goods.

YHHM is more than a distribution point—it's a holistic program operated by staff, volunteers and residents that fosters self-sufficiency by providing:

- Access to fresh, healthy food (including produce from the Alvord Court Community Garden).
- Nutrition education and smart grocery budgeting workshops.
- Education on the critical connection between food and health.

### Future Outlook: Securing Sustainable Food Access

CAH acted immediately to secure new, sustainable resources. Strategic Partnerships Secured: Thanks to a timely, large-scale donation of 15 pallets of food from the Church of Jesus Christ of Latter-day Saints, we will immediately bridge the supply gap and ensure consistent food access for residents through the next quarter. Furthermore, we are actively developing new grant proposals and funding partnerships to ensure regular distribution is permanently restored and expanded next quarter.

### Expanding Community Reach

Even with supply challenges, YHHM continues to extend its reach into the greater Tucson community:

- Casa Maria Soup Kitchen – Supporting food-insecure residents in South Tucson.
- Tucson Preparatory High School – Assisting vulnerable low-income youth.
- Pima County Street Outreach – Providing meals to unsheltered individuals.
- Sister Jose Women's Center – Serving women experiencing homelessness.

Through collaboration and strategic action, YHHM is poised to overcome this challenge and continue filling a critical gap for Tucson's most vulnerable.