

# Quarterly Program Data Report

July 1, 2025 - December 31, 2025



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**Compass  
Affordable  
Housing**

Creating safe places for Human Development

## About Compass Affordable Housing

**Mission:** The mission of Compass Affordable Housing (CAH) is to improve the quality of individual, family, and community life through low-cost housing, support services, and advocacy.

**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.

**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 our imaginations in the creation of solutions that benefit others.
- **Respect** – We value others’ worth, feelings, and views, even if we disagree.
- **Service** – We act to benefit others with a focus on compassion and selflessness.
- **Teamwork** – We submit ourselves to the combined actions of the CAH team and partners.
- **Leadership** – We work with others to create understanding and agreement about what needs to be done.

### Goals

<b>Goal 1: Develop a Strong and Durable Agency (organization)</b>	<b>Goal 3: Deliver Efficacious Results to Multiple Audiences (programs, services, &amp; housing)</b>
<b>Goal 2: Be(come) the Best Workplace in Tucson (staff)</b>	<b>Goal 4: Partner with People who Share CAH's Desired Outcomes for Affordable Housing (community)</b>

### Program Descriptions

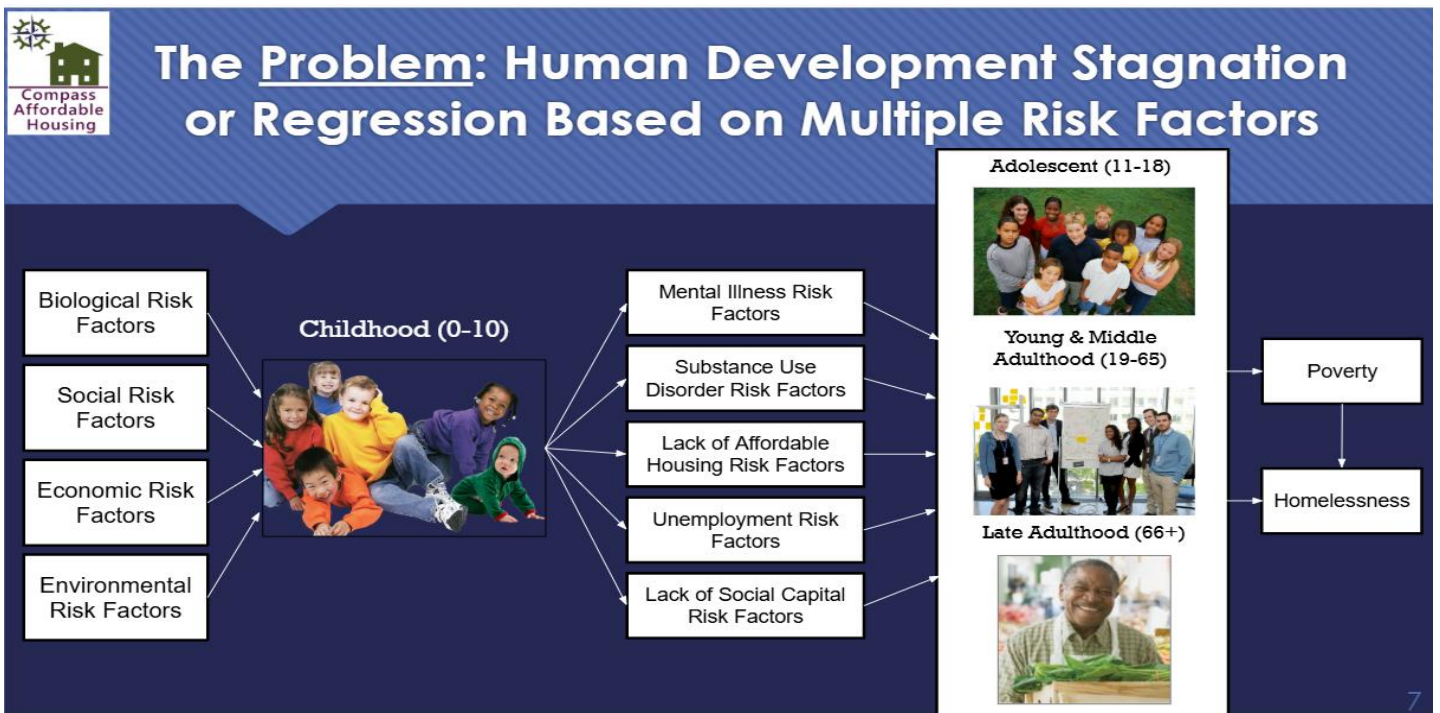
<b>Current Programs</b>	<b>Programs Coming Soon</b>
<p><b>Compass Affordable Housing - CAH-Owned Properties (Compass Communities):</b> Connecting people with affordable housing opportunities.</p> <ul style="list-style-type: none"> <li>• Alvord Court Apartments</li> <li>• Downtown Motor Apartments</li> <li>• Glenstone Village Apartments</li> </ul>	<p><b>Pathways for Personal Growth Program (In Development):</b> Teaching people to write resumes, conduct interviews, and connecting them to jobs (CAH jobs and partner employers).</p> <ul style="list-style-type: none"> <li>• Job Connections Services</li> <li>• Entrepreneurial Services</li> <li>• Social Enterprise Program</li> <li>• Youth Business Program</li> </ul>
<p><b>Community Housing Program:</b> Moving people from homelessness and shelters into stable housing.</p> <ul style="list-style-type: none"> <li>• Rapid Rehousing</li> <li>• Transitional Housing</li> </ul>	<p><b>Alumni Program:</b> Keeping people connected to community after completing all programs.</p>
<p><b>Tenant Services Program:</b> Connecting People with community and resources.</p> <ul style="list-style-type: none"> <li>• Case Management</li> <li>• Your Healthy Home Market</li> <li>• Tucson House: Thrive in the '05</li> </ul>	

## Challenges in Pima County, Arizona

**Problem Statement:** Pima County, Arizona has a high prevalence of risk factors-which are indicators of a "root issue" that is causing an increased rate of residents to fall into homelessness. These risk factors (biological, social, economic, environmental) are both causes of human development stagnation or regression-which is the root issue, and symptoms, associated with negative outcomes (poverty, unemployment, mental illness, substance use disorder, lack of affordable housing, etc.).

From 2020 (1,324) to 2022 (2,227) Pima County saw approximately a 68% increase in those experiencing human development stagnation and regression (in the form of homelessness).

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2022	2023	2024	Avg
<b>Total (Sheltered and unsheltered Persons)</b>	3,201	2,359	3,596	3,643	2,626	2,366	2,238	2,179	1,863	1,765	1,574	1,380	1,372	1,324	2,227	2,209	2,142	2,160
<b>Sheltered Persons (Emergency Shelter)</b>	687	361	807	631	726	762	801	714	540	568	731	666	669	481	397	517	660	628
<b>Sheltered Persons (Transitional Housing)</b>	1,323	890	1,416	1,293	1,161	980	923	983	945	801	443	337	327	249	168	177	185	712
<b>Sheltered Persons (Safe Haven)</b>	0	0	0	15	15	15	13	15	15	15	15	14	15	15	13	14	16	12
<b>Unsheltered Persons</b>	1,191	1,108	1,373	1,704	724	609	501	467	363	381	385	363	361	579	1,649	1,501	1,281	808



**Solution Statement:** Compass Affordable Housing is developing an Interconnected Continuum of Housing Ecosystem that is "Building a Better Tomorrow by Creating Safe Places for Human Development."

# Program Impact: Building Foundation for Stability

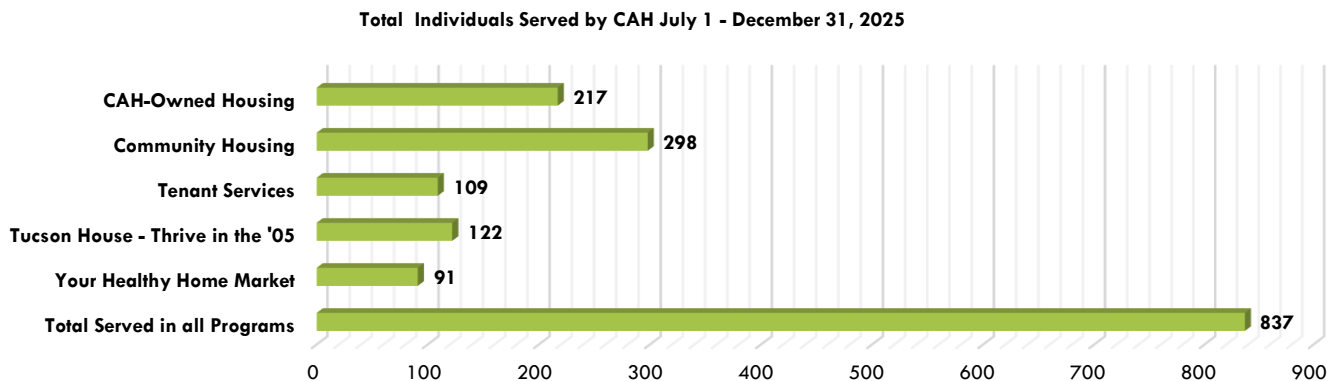
## Mid-Year Cumulative Report: July 1, 2025 – December 31, 2025

Compass Affordable Housing (CAH) continues to create safe, supportive environments where individuals can live, grow, and thrive. Grounded in our mission to improve the quality of life for our residents and the broader community, CAH provides a vital combination of affordable housing, comprehensive support, and strong advocacy.

As we conclude the **second quarter** of our fiscal year, our programs continue to offer a critical foundation for stability, health, and long-term opportunity for those transitioning from housing instability.

### Mid-Year Impact Highlights

Through the first half of the fiscal year, CAH has served **637 unduplicated individuals and a total of 837 individuals** with housing and supportive services. Our staff utilizes a holistic, relationship-based approach to ensure that as the year progresses, residents possess the tools they need to remain housed, increase personal resilience, and pursue long-term economic and social mobility.



## Quarter 2 Cumulative Impact Overview

(Reporting period: July 1, 2025 – December 31, 2025)

Despite ongoing regional challenges—including a shrinking inventory of affordable housing and rising costs—CAH’s cumulative mid-year data demonstrates a sustained and high-impact presence across Tucson:

- **637 Total Unduplicated Individuals Served:** Representing the unique lives directly impacted by our housing and support programs during the first six months of the fiscal year.
- **837 Total Program Participations:** This cumulative figure reflects the depth of our "interconnected ecosystem," showing how residents engage across multiple CAH service lines.
- **1,202 Life-Stabilizing Interventions:** Since July 1, our team has delivered **623 interventions** via Tenant Services and **579 interventions** at Tucson House, providing the critical "real-time" support that prevents a return to homelessness.
- **298 Community Housing Participants:** These individuals have maintained consistent, bi-monthly engagement with staff to secure their path toward permanent housing stability.
- **109 Tenant Services Participants:** Mid-year totals show robust participation at **Alvord Court, Downtown Motor, Glenstone Village, and Tucson House**, empowering residents to engage fully in the social and economic life of the community.

## Program Overview & Continued Commitment

The outcomes achieved through **Quarter 2** highlight CAH's enduring commitment to households most at risk of housing insecurity. In a climate of limited inventory and gaps in prevention funding, our mid-year focus remains on:

- **Stabilizing Households:** Through the consistent delivery of affordable housing coupled with wrap-around services.
- **Strengthening Resilience:** Utilizing consistent, supportive interventions to help residents navigate life's challenges.
- **Fostering Connection:** Ensuring residents remain linked to vital community resources and social capital.
- **Upholding Dignity:** Prioritizing the person-centered, relationship-driven service delivery that is the hallmark of the CAH mission.

As we move into the second half of the fiscal year, our team remains dedicated to meeting these community needs while proactively adapting to ensure that for every resident we serve, safe housing is only the beginning.

### Contextualizing Our Impact: The Pima County Landscape

While CAH has served **637 unique individuals year-to-date**, the regional need continues to escalate. According to the **2025 Pima County Point-in-Time Count**, homelessness in our area increased by **5.5%** over the previous year. Notably:

- **Sheltered Homelessness** rose by nearly **15% (14.73%)**, placing immense pressure on providers like CAH to maintain high-quality, high-capacity supportive services.
- **Chronic Homelessness** in Pima County remains a significant challenge, having increased by **120% since 2020**. This trend emphasizes the critical need for CAH's relationship-based approach to foster long-term stability rather than short-term fixes.

In this climate, CAH's delivery of **1,202 targeted interventions** during the first half of the fiscal year acts as a vital safeguard. Our cumulative data demonstrates that when we provide consistent support at properties like **Tucson House** and **Glenstone Village**, we aren't just housing individuals—we are preventing them from falling back into a regional system that is already operating at maximum capacity.

### Future Outlook: Expanding Our Reach

As we look toward the second half of the year, CAH is moving forward with several **"Programs Coming Soon"** designed to further address these gaps in our community:

- **Expanding "Compass Communities":** We are working to increase our inventory of CAH-owned properties to provide more permanent housing options.
- **Integrated Health & Wellness:** Plans are underway to deepen our "Supportive Services" by further integrating health-focused resources directly into our housing sites.
- **Enhanced Advocacy:** We will continue to champion housing that is affordable at the local, state, and national levels, aligning with our vision of an engaged community working together.

**"As Pima County faces a 120% increase in chronic homelessness since the pandemic, CAH's focus on Tenant Services and Community Housing provides the necessary 'permanent' in Permanent Supportive Housing. Our mid-year results prove that with the right foundation, our residents don't just find a home—they keep it."**

# CAH-Owned Housing

Between July 1 and December 31, 2025, Compass Affordable Housing (CAH) provided stable, low-income housing and on-site support services (Tenant Services) to **217 total individuals** across all CAH-owned properties.

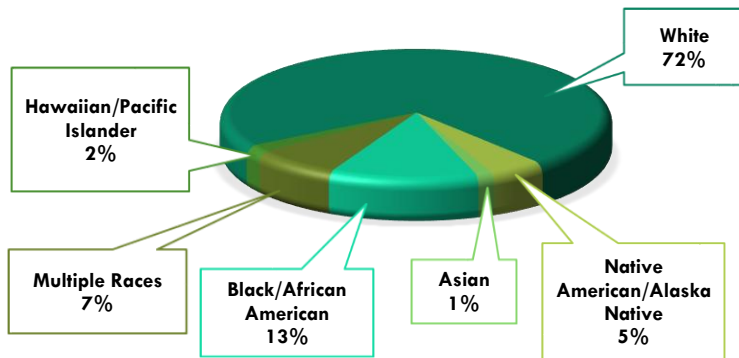
These services offer vital stability for low-income households, particularly those with special needs, empowering them toward long-term success. The population served during this quarter included:

- **Veterans: 35**
- **Individuals with Disabilities: 79**
- **Children: 37**

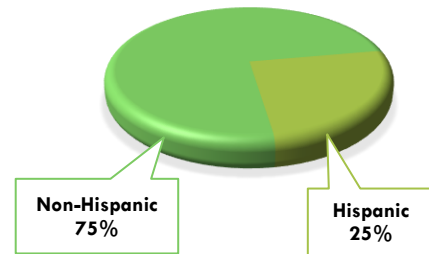
CAH's affordable housing communities provide more than just a roof; they are communities where residents can access the support they need—creating a strong foundation for long-term self-sufficiency.



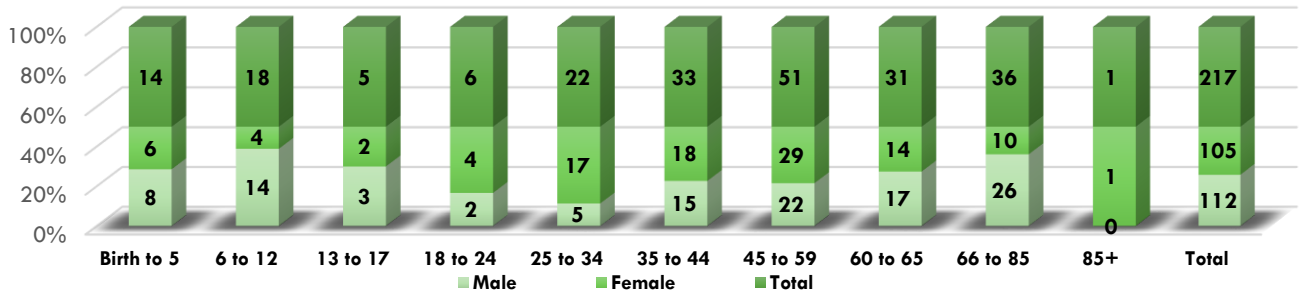
CAH-Owned Housing Race Demographics July 1 - December 31, 2025



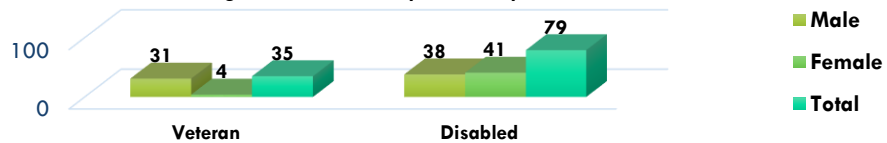
CAH-Owned Housing Ethnicity Demographics July 1 - December 31, 2025



CAH-Owned Housing Age Distribution July 1 - December 31, 2025



CAH-Owned Housing Veteran & Disability Status July 1 - December 31, 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 December 31, 2025, CAH supported **298** 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 Apartment List Rent Report shows that the median rent in Tucson for a 2 bedroom unit is \$1,122 as of October 2025.
- The average rent across all unit types is \$1,550 per Zillow.
- 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.

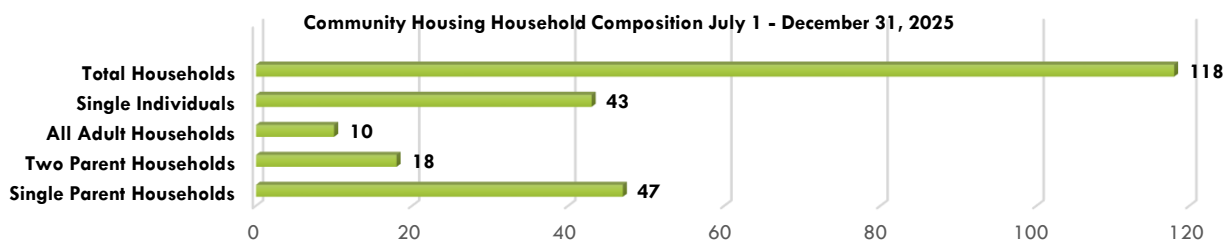
These combined pressures—high rent, limited income, and cost burden—create structural barriers for those exiting homelessness, making it difficult to stabilize without deep, ongoing support.

## 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.



## 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
- 75% of households signed leases in their own names, fostering independence and long-term stability
- 75% of households received financial assistance to support move-in and housing costs through Pima County grants.
- 75% of participants who secured stable housing received furniture and/or household goods to furnish their new homes through a grant from The Church of Jesus Christ of Latter Day Saints.

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

## Impact by the Numbers

(July 1 – December 31, 2025)

- Total Participants Served: **298**
- Total Households: **118**

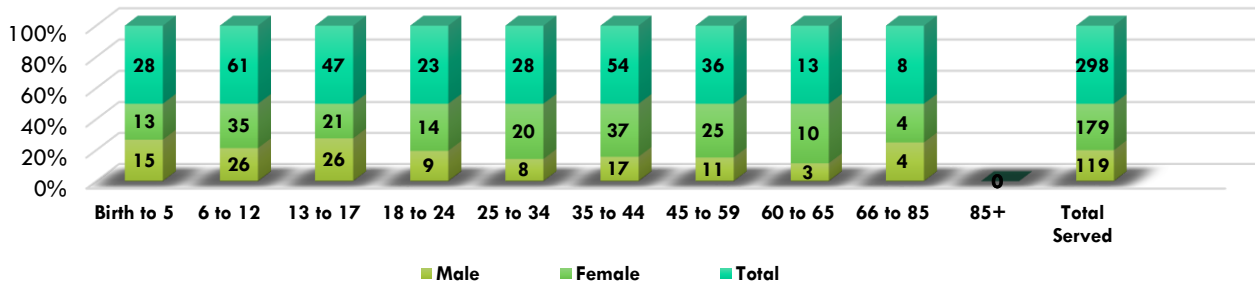
### Demographics:

- Men: **52**
- Women: **110**
- Boys: **67**
- Girls: **69**

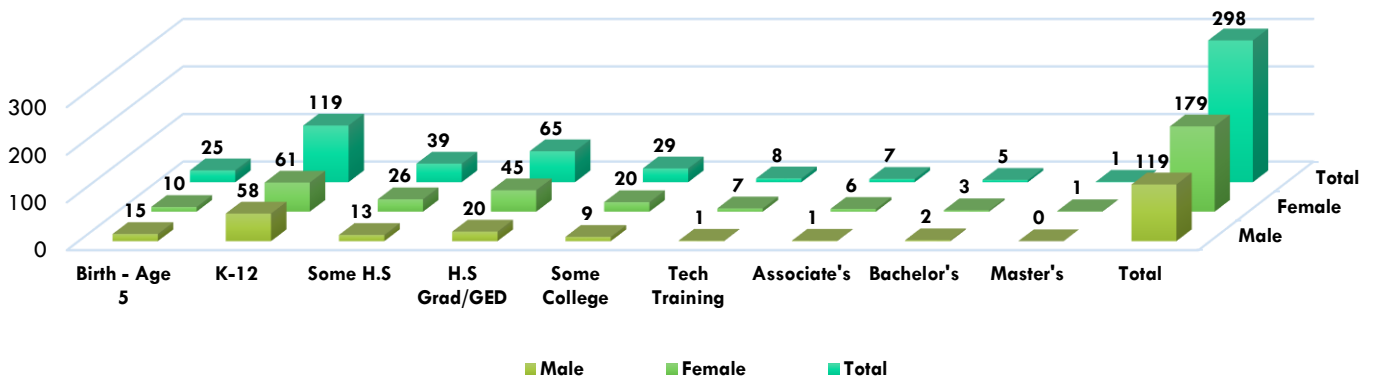
### Program Outcomes:

- **133** participants remain **actively engaged** in the program
- **89 households successfully secured** stable housing.
- **Nearly 46%** of those served were **children**, underscoring the critical need to support families in crisis.

Community Housing Age Distribution July 1 - December 31, 2025



Community Housing Educational Levels July 1 - December 31, 2025



## The Sanders Family's Journey to Stability

When Enchantra Sanders moved from Chicago to Tucson in 2025, she was seeking a fresh start for her two children. Despite the challenges of shelter life and the sudden loss of her job and benefits, Enchantra's resilience never wavered.

By partnering with the EELS program, she received the critical support—including security deposits, first month's rent, and furniture—needed to secure permanent housing on June 13, 2025.

### Key Achievements:

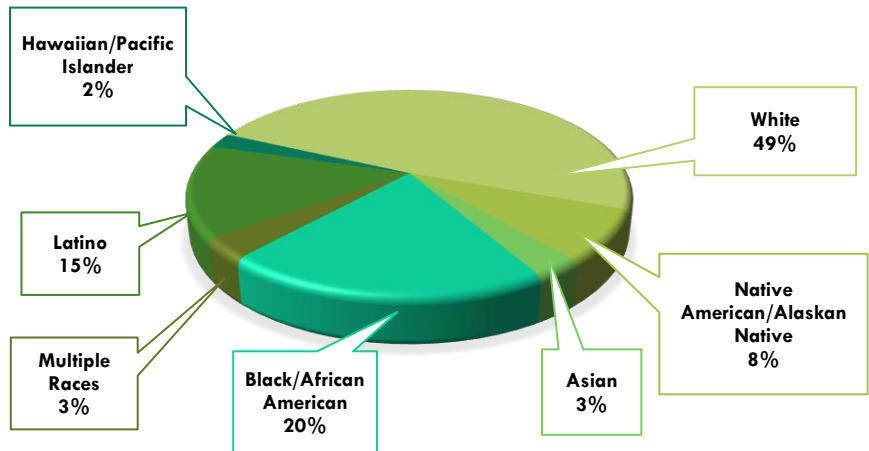
- Financial Growth:**  
 Enchantra secured two jobs, mastered budgeting, and opened her first savings account.
- Family Advancement:**  
 She is currently helping her son, Malik, enroll in a specialized video game programming program at Full Sail University.

Through her determination and the support of EELS, Enchantra has traded the uncertainty of the shelter for the pride of financial independence.

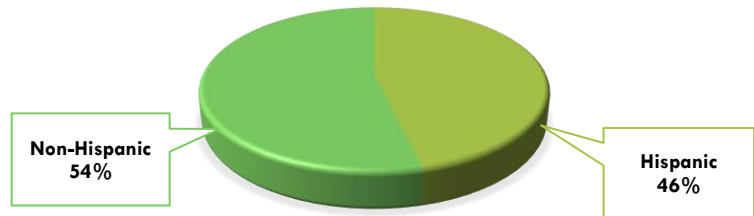
"Ms. Sanders' journey is a powerful testament to resilience. Despite job loss and benefit interruptions, her commitment to utilizing community resources has transformed a period of crisis into a foundation for long-term success."



Community Housing Race Demographics July 1 - December 31, 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 December 31, 2025:

- 39 of 51 Participants** who reported debt reduced their total debt by **49.25%** with a total of **\$70,483.03 (\$1,270.46 per person average)**.
- 28 households** opened savings accounts, collectively saving **\$23,236.80 (\$829.89 per person average savings)**.
- 23% of adult participants** gained or increased income
  - 68 participants** gained or maintained employment
  - 44 participants** secured or maintained income through SSI, SSDI, Survivor Benefits, Retirement, or Child Support
  - 68 of 99 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

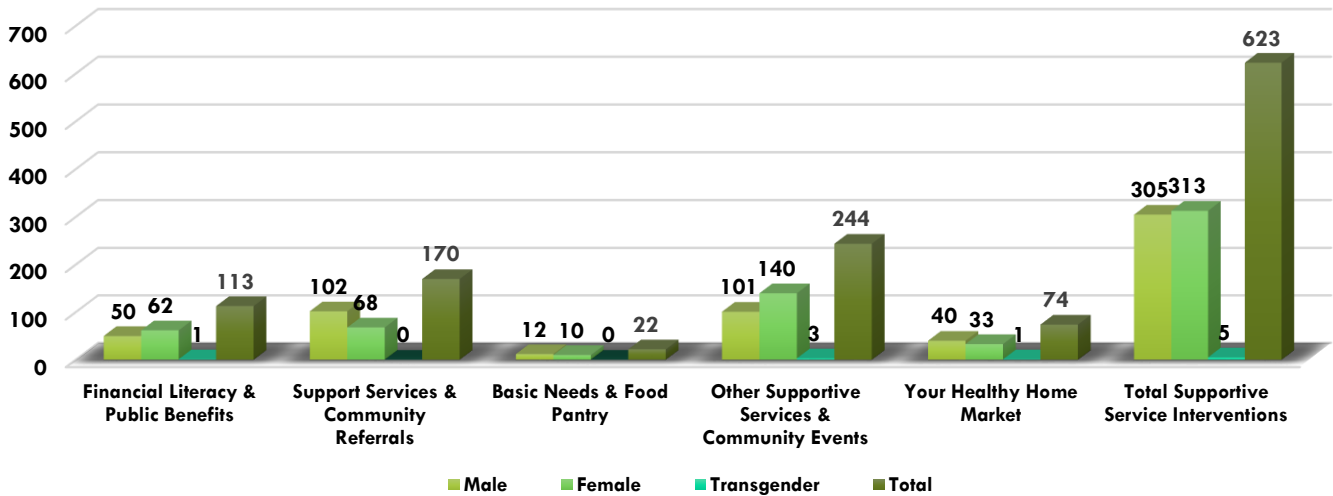
July 1 – December 31, 2025

During this quarter, CAH Tenant Services provided **623 high-touch support interventions to 109 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, celebrations for Halloween, Thanksgiving, and Christmas 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 - December 31, 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.

## CAH Tenant Services Key Highlights & Achievements (July 1 – December 31, 2025)

Total Residents Served: **109**

Gender Breakdown:

- Male: 49
- Female: 59
- Transgender: 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
- Thanksgiving Potluck: One of the highest-attended events of the year with over 55 resident interactions recorded. Christmas celebrations showed extensive engagement with a Christmas Holiday Party (35+ interactions) and a "Saving Money with DIY Christmas Gifts" workshop.
- Your Healthy Home Market: 74 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 – December 31, 2025)

### Program Reach:

- **122 individuals** received direct intervention services
- **579** 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 75 SSA/Disability Forms for residents.
- **Physical Wellness:** Ensuring health access with 71 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:

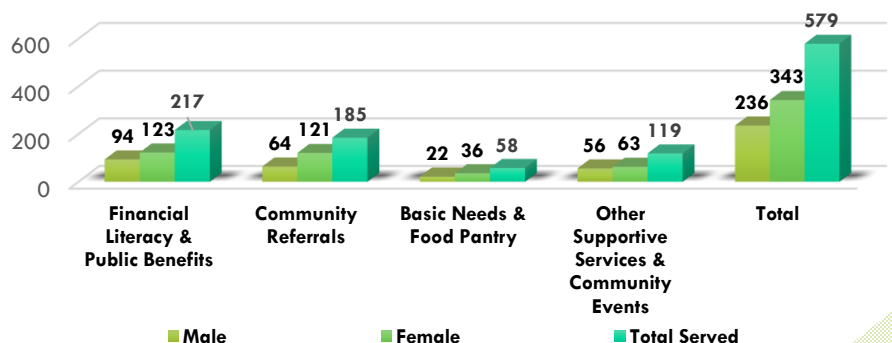
- Life Skills Coaching
- Technology Assistance
- Access to Medical Equipment
- Resource Navigation and Advocacy

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.

### New Services Spotlight: Housekeeping Education & Assistance

Launched this quarter, the Choice Neighborhoods Implementation (CNI)-funded Housekeeping Education and Assistance Program provides essential stabilization services to high-priority Tucson House residents. Through direct home assistance and “Healthy Home” education, the program supports seniors, families, and individuals with disabilities in maintaining safe, dignified living environments. The program is currently serving seven residents and has hired one intern to support service delivery and workforce development, while also functioning as a wellness check and building a foundation for long-term resident independence and community wellness.

Tucson House - Thrive in the '05 by Gender July 1 - December 31, 2025



### The Power of Proximity: Why On-Site Services Matter

At 22, Lily has already overcome years of housing instability. After securing a home at Tucson House with her mother, she began utilizing **Compass Affordable Housing (CAH) Tenant Services** as a cornerstone of her support system. "Having services right here when I need help is such a relief," Lily shares.

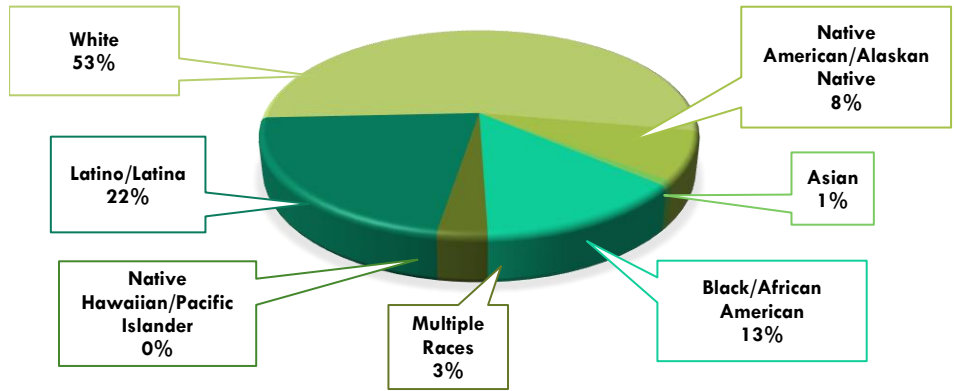
With a stable foundation, Lily's potential has flourished. In the past year, she:

- **Completed Culinary Training:** Graduated from GAP Ministries' program with honors.
- **Earned her GED:** A milestone that has opened doors to new career opportunities.
- **Built Community Ties:** Became a trusted, reliable presence within the Tucson House neighborhood.

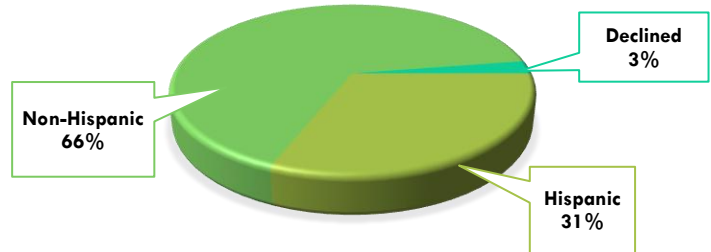
Lily is currently interning with a local nonprofit and working toward her dream of joining the Forestry Service. At CAH, our team has had the honor of providing the encouragement and resources Lily used to transform obstacles into stepping stones. Her journey proves that while safe housing is the start, the right support allows individuals to truly rebuild their lives.



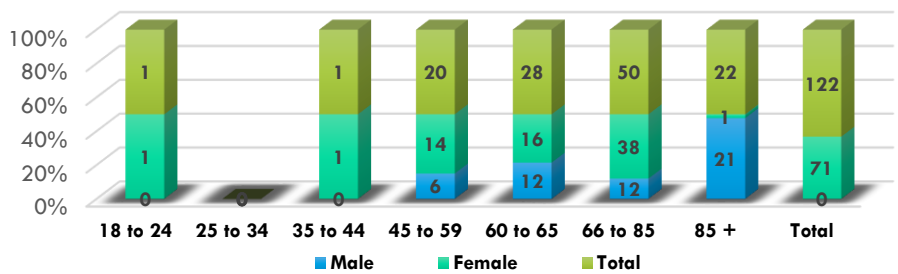
Tucson House - Thrive in the '05 Race Demographics July 1 - December 31, 2025



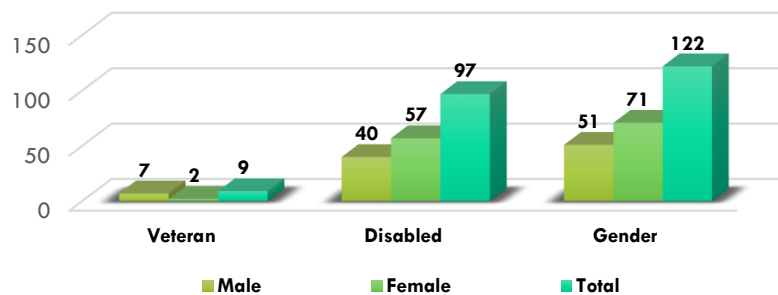
Tucson House - Thrive in the '05 Ethnicity Demographics July 1 - December 31, 2025



Tucson House - Thrive in the '05 Housing Age Distribution July 1 - December 31, 2025



Tucson House - Thrive in the '05 by Veteran, Disability Status, & Gender July 1 - December 31, 2025



## Your Healthy Home Market (YHHM)

### YHHM: Building Resilience in Food Security

Food security is a cornerstone 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

In our first quarter, CAH's primary food resource partner for the *Your Healthy Home Market* ended its program. This change created a temporary hurdle for residents who rely on this service for health and budget resilience, the program remained active by utilizing existing inventory and interim support.

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

- Total Food Delivered: 2,000+ pounds of fresh food were distributed.
- Individuals Served: 91 individuals and families across CAH-owned housing and Community Housing programs relied on YHHM for consistent food access.
- Resident Access: 74 residents at CAH-owned housing accessed available food and household goods.

### Future Outlook: Securing Sustainable Food Access

CAH took immediate action to secure new, long-term resources to permanently restore and expand distribution.

- **Immediate Inventory:** A large-scale donation of **13 pallets of food** from the **Church of Jesus Christ of Latter-day Saints** provided an essential immediate stock for our residents.
- **Strategic Funding:** We have successfully secured funding from the **Tucson Osteopathic Medical Foundation, Salad and Go Foundation and MEB Affordable Management** to provide a stable financial foundation for ongoing operations.
- **Holistic Support:** YHHM continues to foster self-sufficiency by offering fresh produce (including items from the Alvord Court Community Garden) and education on the critical link between nutrition and health.

### Looking Ahead: Education and Health:

As we restart the market, we are expanding our mission beyond food access to include a comprehensive **educational component** focused on long-term wellness:

- **Healthy Eating Habits:** Guidance on selecting nutrient-dense foods.
- **Better Food Choices:** Practical tips for making healthy, cost-effective decisions on a fixed budget.
- **Wellness Integration:** Connecting nutrition with our broader "Art for the Mind" and health outreach events.

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