

## *Organization Overview*

Compass Affordable Housing (CAH) goals and values include improving the quality of family and community life by developing, producing, and managing high quality, service-enriched, affordable housing. We strive to increase efforts that make housing affordable on the local, state, and national levels. We believe that all people, no matter their income or ability, should have the opportunity to live in quality, affordable housing. We support low and moderate-income persons, including those who have special needs.

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

Compass Affordable Housing's ability to coordinate resources necessary to tackle challenging affordable housing design, development, and financing has made it a leader when collaborating with communities to address housing needs. CAH and staff partnerships with community groups, investors, federal and state agencies, as well as local municipalities, have brought millions of dollars of investment to help invigorate communities and distressed neighborhoods. We have a wealth of experience coordinating project management teams including architects, realtors, contractors, financing professionals, lenders, and consultants. We pride ourselves on being able to make significant, positive differences in communities, neighborhoods and in the lives of the households we serve.

CAH staff has demonstrated development experience by completing several affordable housing projects in Arizona, including tribal land, and financed by several sources. Projects have been nominated for and received awards and recognition. As well, the organization operates successful programs that assist homeless, low-income, veteran and disabled populations.

In addition, Compass Affordable Housing provides consulting, accounting and housing development services to local and statewide organizations.

CAH's experience also includes:

- HOME and CDBG
- Substance Abuse and Mental Health Administration
- HUD Homebuyer Counseling and First-time Home Buyer programs
- USDA Mutual Self-Help Housing
- HUD Tenant Opportunities Program
- HUD Supportive Housing Program
- HUD Section 811 and HUD HOPE 3
- Arizona Department of Housing State Housing Funds
- Low Income Housing Tax Credit

- US Department of Agricultural Rural Development Programs
- State of Arizona's Prison Cities Housing Development Funds
- Federal Home Loan Bank Affordable Housing Program
- Department of Economic Security ESG and Child Care Administration

## ***Housing Support Services***

Compass Affordable Housing provides housing support services and referrals to the community at large. CAH operates a large scattered housing program called Community Housing. We operate an in-house Tenant Services program that is unique to each owned apartment community to support residents and assist them to maintain their housing and meet their daily needs, regardless of income, while they are living in high quality, affordable housing. We provide community and individualized support services to tenants to access the services they need.

### **Tenant Services**

The primary function of Tenant Services is to assist tenants effectively enhance the quality of their daily lives and to more fully and successfully participate in the social and economic mainstream. CAH is unique as an organization because the people who live in our buildings are at the heart of our development and planning. The inclusion of support services in a permanent housing setting, which caters specifically to the population residing there, provides many opportunities for us to create and/or find options for tenants to help maintain a stable housing community. Typical apartment developers build and manage housing. CAH takes the extra step to help households maintain their housing. Since our concern is two-fold, the tenant and the community, we focus on helping tenants stabilize on many levels so that they can become active participants in their community and in the local economy. Caring about the communities we house is essential and CAH's tenant services program augments services that households may already access in the community. The Tenant Services team provides tenants with information, guidance and supportive access to local services and resources that assist them in achieving their life objectives. Tenant Services is an integral part of the housing and property team and plays a critical role in the overall property's impact in enhancing the quality of the community's health.

### **Community Housing**

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

Compass Affordable Housing staff work to help zero and low-income households obtain affordable housing. CAH collaborates with local and governmental agencies to provide housing

search and support services and referrals to households, including women, single parents and those in transition from homelessness.

## **Advocacy**

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

## ***Recent Accomplishments***



### **Downtown Motor Apartments, Tucson, AZ**

- Downtown Motor Apartments is an acquisition and demolition with new construction of a blighted structure located in downtown Tucson. The project received Arizona Low Income Housing Tax Credits and funding from the City of Tucson and the Federal Home Loan Bank. The project provides 44 units of affordable housing for low-income and veteran households in a growing urban area that lacks affordable housing. Amenities include outdoor patios, enclosed parking, laundry, a small garden, an Arizona room, indoor seating areas, a fitness room, a community center and on-site Tenant Services.



### **Alvord Court Apartments, Tucson, AZ**

- CAH developed 1.26 acres of vacant land in Tucson, AZ into quality energy efficient housing for persons with disabilities. The 25 housing units were completed using Universal Design standards to make all units accessible. The project provides on-site Tenant Services and access to the programs, services and neighborhood amenities needed by this population. Amenities include a community center, community garden, large porches on each floor, an elevator, laundry facilities, food pantry, outdoor grill and patio and a

courtyard. The project received funding from the City of Tucson, Arizona Department of Housing, Pima County and the Federal Home Loan Bank of San Francisco.



### **Vida Nueva Apartments, Tucson, AZ**

- Working as the project manager, CAH completed work for Intermountain Centers for Human Development (ICHD) to redevelop 18,000 square feet of substandard housing and community space to create healthy, secure and affordable housing for adults with developmental and mental disabilities. The project received funding from the Arizona Department of Housing, the City of Tucson, Federal Home Loan Bank and private sources. The project incorporated energy efficiency design and focused on creating outdoor space that enhanced the community as a whole. The project preserved existing housing and increased the number of affordable permanent housing units that are affordable for very-low income individuals with special needs.



### **Glenstone Village Apartments, Tucson, AZ**

- Glenstone Village Apartments is a collaboration with the Arizona Department of Housing, the City of Tucson, local nonprofit agencies, Enterprise Community Investment and the private sector. Compass Affordable Housing designed, developed and implemented strategic and operational plans for Glenstone Village Apartments. It is a sober living community catering to the personal mission of recovery and providing affordable housing in Tucson. CAH secured financing for and completed the development of the significant renovation of this 72 unit multi-family complex (formerly 59-units) to provide affordable housing to single and parenting households. The apartment complex is a gated community and amenities include a library, business center, community center, fitness center, and outdoor game and picnic areas. Tenant Services an integral part of services provided by the housing and property management team.

### **Transitional Housing Partnerships:**

Compass Affordable Housing has provided oversight of operations of the following housing sites and programs in order to assist a local non-profit to establish its transitional housing programs:

- 17,394 square feet in three buildings with 22 apartments, office, parking, pool laundry and a community room. The housing was for low-income parenting and non-parenting women in recovery from substance abuse.

- 27,000 square feet with 20 apartments, pool, common areas, offices and laundry providing housing to low-income adults in a mixed sober community, including those re-entering the community from incarceration.
- Twenty units in a 59-unit complex for newly sober men and women needing structured community living.

**Maryann Beerling, CEO, Compass Affordable Housing, Inc.**

Ms. Beerling graduated Magna cum Laude from the University of Arizona with a degree in Business. Her experience includes more than 25 years of management and operational experience working with non-profits and governmental agencies serving diverse populations of individuals and families in Arizona. She has designed, developed and managed administrative functions, support services, affordable housing projects, and capacity development activities for organizations, including those serving special needs populations. Her background includes extensive experience in affordable housing development, compliance, fund acquisition, strategic planning, budget development, senior management and supervision of staff, volunteers and multi-disciplinary professional teams. Ms. Beerling’s experience includes single family and multi-family housing development, project development, non-profit capacity building, grant writing and fund-raising. She has coordinated the acquisition, new construction and rehabilitation of single family and multi-family units and childcare centers with budgets ranging from \$ 500,000 to \$15,000,000.

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

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

**Projects**

- *Huachuca Desert Apartments – Huachuca City, AZ*, a significant renovation of 44 units in 10 buildings including an office, garage and laundry that was funded in part by USDA and the Arizona Department of Housing. The project served very low and low-income people, including elderly and disabled households.
- *Young Adult Housing – Phoenix, AZ*, a facility in Maricopa County, AZ providing comprehensive living services for youth under the age of 18. Youth receive secure housing, independent living training, counseling, job development, and skill building, including employment and parenting skills
- *Pinchot Apartments- Phoenix, AZ*, an 18-unit town-home style apartment complex that provides safe, permanent housing to parenting women in recovery from substance abuse and their children. The project included a childcare facility and supportive services.

- *Pinchot Gardens - Phoenix, AZ*, a residential addiction recovery program that annually served approximately 250 indigent and low-income women and their children through a comprehensive continuum of care. Site services include childcare, laundry, family-style dining and a protective, safe and sober environment while working toward recovery goals.
- *Desert Esperanza - Phoenix, AZ*, permanent housing in four separate single-family homes with supportive services for low-income seriously mentally ill adults transitioning from substance abuse treatment programs. The *Sober Houses* are single story homes that include all major appliances, and meet ADA accessibility requirements.
- *Desert Sol – Phoenix, AZ*, a HUD Section 811 acquisition and rehabilitation of a 14-unit apartment complex designed to serve individuals determined seriously mentally ill and/or living with physical disabilities. The single story units include accommodations for those who are visually and/or physically impaired.



*Compass Affordable Housing, Inc. looks forward to having you as a collaborative partner in ensuring all people, no matter their income or ability, have the opportunity to live in secure, decent, and affordable housing.*