



Compass Affordable Housing

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June 2021 Newsletter

The demand for housing in Tucson is growing and affordable housing is incredibly scarce, with fewer than 30 affordable units for every 100 renters. Therefore, Compass Affordable Housing (CAH) is investigating the development of a new thirty-three unit affordable housing complex in South Tucson at 4th Avenue and 26th Street. The project will be named Casa Benedita (Blessed House) Apartments.

Casa Benedita Apartments will provide affordable housing and feature the following amenities:

- Twenty-four 1-bedroom and nine 2-bedroom apartments
- Community Center
- Covered Patio
- Courtyard
- Bike Cage
- Laundry
- Tenant Services Support
- On-site Property Management
- Preference for South Tucson workers

It is something to look forward to! **Watch for updates in future newsletters.**



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SPECIAL POINTS OF INTEREST

- Visit our website at compassaffordablehousing.org
- Like us and share our news on Facebook at [@compassaffordablehousing](https://www.facebook.com/compassaffordablehousing)

EVICTION



COMPASS AFFORDABLE HOUSING EVICTION PREVENTION PROGRAM HELPS FAMILIES

Prior to the pandemic, life was pretty good for Lana, John and their three kids. John, a combat veteran, was coping with PTSD pretty well. His wage as a mechanic was enough for Lana to stay home with their children, ages 3, 7 and 9.

When COVID hit, the stressful responsibilities of teaching two children of different grade levels, while caring for a toddler, fell on Lana. Preoccupied, Lana failed to notice that John was becoming withdrawn and less able to cope. Four months into the pandemic, John took his

Soon the rent was due — then past due. Lana feared that, on top of the loss of their father, her children would also experience the loss of their home.

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Wracked with guilt, Lana felt like she could not go on without him. She certainly had no prospects for work in the throes of a pandemic, let alone secure care for three children traumatized by the loss of their daddy.

Soon the rent was due — then past due. Eviction loomed and, without the moratorium, she surely would have been evicted. Lana turned to family, but they were dealing with their own financial challenges. Deceased veteran payments were not enough to catch the family up on rent. Lana feared that, on top of the loss of their father, her children would also experience the loss of their home.

Then a neighbor told her about the Eviction Prevention program through Pima County, the City of Tucson and Compass Affordable Housing. Lana reached out, got on the list for assistance and with the guidance of a Compass Affordable Housing Eviction Prevention Specialist, was able to access assistance to help her with her back rent and provide three months rent in advance, giving her family enough time for survivor benefits to cover the rent going forward. Lana will still need to find a job, but the threat of losing their home is no longer an immediate concern.

Compass Affordable Housing, having provided Eviction Prevention services in the fall of 2020, is honored to participate in the program again this year. Through December 2021, we will continue to help families and individuals navigate some of the most challenging circumstances of their lives and, in the process, help them remain in



Alford Court, Glenstone Village and Downtown Motor Apartments are Compass Affordable Housing's current high-quality properties for low-to-medium income tenants.

BENEFITS OF AFFORDABLE HOUSING

There are several myths surrounding affordable housing that we will address in this and upcoming issues of the CAH Newsletter. This issue begins the series with some of the benefits of developing affordable housing in our communities.

Everyone benefits from affordable housing. Increasing the predictability and stability of the housing market helps keep neighborhoods vital and promotes diversity. Everyone benefits when workers such as teachers, healthcare workers, military personnel, veterans and public safety professionals can live within the communities they serve. Without reasonable housing choices, the entire community suffers.

Quality affordable housing is an asset to the community and part of the solution to our communities' problems. Affordable housing reduces overcrowding, replaces deteriorated buildings, attracts new investment to the area and encourages nearby owners to reinvest.

Conversely, a lack of affordable housing has a negative impact on employers, seniors, the working poor, immigrants, entry-level and service sector workers, and public sector professionals such as teachers, firefighters, and police. A shortage of affordable housing also has a negative impact on broader quality of life issues, such as the economic development of the region, traffic congestion, commute times, and air quality. **In short, housing issues affect us all.** By ensuring access to quality affordable housing, communities can enjoy greater economic development, lower pollution and less traffic, improved access to services, and a better quality of life for everyone.

WHY INVEST IN AFFORDABLE HOUSING?

- **Businesses** benefit knowing that their workers will be able to afford to live near their workplace, which strengthens Tucson's competitive position in attracting and retaining businesses.
- **Neighborhoods** benefit when fewer low-wage workers must drive long distances to work, decreasing traffic congestion.
- **Schools** benefit when children are able to stay at the same school. Children are able to focus on learning without worrying about moving during the school year.
- **The Environment** benefits because affordable home developments are more compact and use land more efficiently. Housing is closer to jobs and services and reduce vehicle miles traveled, greenhouse gas emissions and pressure on open space.
- **Families** benefit when relatives have options for living near each other, can maintain their strong relationships and provide mutual support. For older adults, there are more opportunities for socializing and access to medical care, resulting in better physical and mental wellbeing.
- **Local Economy** benefits when a family moves into an affordable home and the savings to the household are spent on basic necessities, goods, or services.
- **Children** benefit by living in a stable home and experience fewer problems in terms of school, nutrition, stress, illness, and mental health. They have safer places to play with less exposure to violence.
- **The Healthcare System** benefits because tenants are better able to stay healthy and thereby reduce the demands on the health-care system. Those with physical or mental health problems require fewer emergency room visits, crisis

Compass Affordable Housing
48 N Tucson Blvd #102
Tucson, AZ 85716
Phone: 520-305-4724
www.compassaffordablehousing.org



Building a Better
Tomorrow



*Tenant in the
Alvord Court
Community Garden*

CAH MISSION

At Compass Affordable Housing, we believe that living in well-managed, **quality** affordable housing is a catalyst for family **stability** and **independence**. We know that, with stable housing, low to moderate income families, including those with special needs, will live with **dignity**.

The mission of Compass Affordable Housing is to improve the quality of family and community life through low-cost housing, support services and advocacy.

Our vision is an engaged community working together to increase housing that is affordable at local, state and national levels.

YOUR HEALTHY HOME MARKET (YHHM) REOPENS AT CAH PROPERTIES



Now that many COVID restrictions have been lifted, YHHM is able to open its doors to tenants of our properties once again!

Your Healthy Home Market (YHHM) is a volunteer and tenant run market that enables low-income households to increase food security, access nutritious food, improve diets, and learn about dietary habits that affect their well-being. Local partners provide educational

sessions that range from learning about produce, budgeting for food, food and health, cooking techniques, etc. After the mandatory class, low-income tenants and low-income community members “shop” for food at no cost to them. The Community Garden at Alvord Court is back in bloom again and harvest is beginning soon to help provide fresh produce to the tenants — cherry

