A LETTER FROM THE CEO

For all of us, 2020 and 2021 have been challenging. It has also confirmed how important many things are, such as, personal health, community mindedness and helping each other. Most significant to me is just how important a home is.

Imagine what your life would be like if you did not have a safe, comfortable home in which to work remotely, supervise your children as they home-schooled, and quarantine to guard against the virus that has overtaken our world.

Home is one of our most fundamental needs and no matter who you are or what your circumstance, in order to live at your best, your home must be your safe place. Unfortunately, during this pandemic having a home is fragile for many people. This was true prior to the pandemic for poor households. However, many who were not threatened by homelessness now worry about that because of loss of employment, illness, and unexpected medical expenses. If you live paycheck to paycheck, all of these realities are devastating.

I am happy to report that for the many households who Compass Affordable Housing work with, their housing is or will become stable! We had decided at the on-set of COVID-19 that CAH would not evict people because they could not pay their rent. The low-income people living in CAH-owned housing, and the several hundred more that we assist to transition from homelessness, already have plenty of challenges; but keeping their homes during this uncertain time will not be one of them.

We have people like you to thank for this!

Each person we work with has a very personal story. They are people with disabilities, formerly homeless, veterans who served our country, single parents and young adults. They are also people in recovery — recovery from substance abuse, poverty, neglect or perhaps even recovery from a life of deep trauma. They are low-wage earners and the service workers we rely upon every day. Whatever their path is to us, each one has found a safe, affordable, quality place to call home with services supported by a team of very dedicated staff.

I truly believe that without Compass Affordable Housing, their stories would sadly be very different.

Compass Affordable Housing’s mission is to improve the quality of family life and build stronger communities by producing and managing low-cost housing with support services and by providing programs that assist households stabilize, increase income and reunify. We believe that all people should have the opportunity to live in decent, safe and supportive housing.

As we move into 2022, we know that the economy will continue to struggle and more and more people will face the decision to pay rent or put food on the table. Our commitment is to continue to work tirelessly to keep people in their homes, help them find employment and collaborate with the community to keep families healthy.

Please know that your donation to Compass Affordable Housing will help us do this. Your donation is tax deductible. In Arizona, you can use your donation as a direct offset on your 2021 state income taxes too. Your gift of $400 for a single individual or $800 for a couple qualifies for the Arizona Qualified Charitable Tax Credit.

Thank you for your support,

Maryann Beerling
Chief Executive Officer

Compass Affordable Housing, Inc. is a 501(c)(3) nonprofit organization, Federal Tax #86-0708645 and has been certified by the Arizona Department of Revenue as a Qualifying Charitable Organizations, QCO code: 20341. Please consult with your tax adviser to take advantage of all tax benefits allowed by law.
Compass Affordable Housing’s (CAH) mission is to improve the quality of family and community life by providing programs, support services and housing for low-income persons, including those with special needs.

Our vision is to provide services to help create a more balanced family and community.

CAH owns and operates affordable housing in Tucson including:

- Glenstone Village Apartments, a 72-unit community for low-income individuals and families choosing to live in recovery from substance abuse.
- Alvord Court Apartments, a 25-unit community designed for low-income persons with disabilities.
- Downtown Motor Apartments, a 44-unit community conveniently located downtown for low-income veterans and low-wage earners.

CAH’s services include:

- **COMMUNITY HOUSING PROGRAM**
  Assists people transitioning from homelessness to stable housing and stable families.

- **TENANT SERVICES PROGRAM**
  Assists tenants living in CAH-owned housing to more fully and successfully participate in the social and economic mainstream.

- **GET AHEAD EMPLOYMENT PROGRAM**
  Provides one-on-one assistance to find employment for people in transition.

- **EVICTION PREVENTION**
  Assists individuals and families living in Tucson to remain in their homes despite the impacts of COVID.

Despite some of the worst COVID outbreaks across the nation and Southern Arizona, Compass Affordable Housing continued to provide amended services.

High rates of infection prevented many regular activities, however specialists maneuvered around them in order to continue helping people. While there was not a statewide, mandated closure, many Tucson businesses were closed, particularly restaurants, hotels and non-essential businesses, curtailing employment opportunities.

Nonetheless, together CAH programs served a total of 1,000 people in its fiscal calendar 2020/21.
Compass Affordable Housing works to improve the quality of family and community life by providing programs, support services and housing for low-income persons, including those with special needs.

Our vision is to provide our services to help create a more balanced family and community.
The local economy benefits when a family moves into an affordable home and the savings to the household are spent on other basic necessities, goods, or services.
TENANT SERVICES
The onset of COVID in February 2020 had a direct bearing on our tenant’s needs and our ability to provide Tenant Services. As reflected in these outcomes, the need for food and use of the food pantry increased while the ability to access financial literacy, public benefits, job support and other support services and referrals were hindered due to safety protocols.

In early summer, Your Healthy Home Market was temporarily suspended and as an alternative, CAH delivered food, typically distributed on market day, door-to-door to tenants and to a women’s shelter and a soup kitchen that feed many people in need of nutritious food.

EVICITION PREVENTION
There are potentially thousands of people who are rent insecure in Tucson due to COVID. With the moratorium expiration we expect that evictions will start and leave many without housing. In 2021, Compass Affordable Housing assisted 486 households to remain stable in their homes. To demonstrate the depth of the debt for some tenants, 14% of cases are 10 months or more in arrears. CAH continues to provide this assistance.

GET AHEAD EMPLOYMENT ASSISTANCE
The Get AHEAD pilot program began in the spring of 2021, serving CAH owned properties and some participants in Community Housing. Community Housing referred 35 participants to Get AHEAD and Tenant Services referred 12. As of June 30, 2021 the Employment Specialist helped submit 95 applications on behalf of participants.

CAH-OWNED HOUSING
- **Housing Stability**: 100% of tenant households housed signed a lease in their name
- **Your Healthy Home Market**: 60% of tenant households participated in Your Healthy Home Market, gardening, nutrition classes
- **Food Pantry**: 30% of tenant households accessed the food pantry
- **Financial Literacy**: 14% of adult tenants received financial literacy, public benefits and/or job support
- **Support Services**: 26% of adult tenants received other support services and referrals
- **Volunteering**: 18% of adult tenants were involved as volunteers
COMMUNITY HOUSING – PEOPLE WE SERVED (as of June 30, 2021)

**GENDER**
- Women: 132
- Men: 67
- Children: 133

**RACE**
- American Indian: 10%
- African American: 21%
- Caucasian: 69%

**ETHNICITY**
- Non-Hispanic: 59%
- Hispanic: 41%

**HOUSEHOLD COMPOSITION**
- Single Individuals: 47%
- Families: 53%

*Of families, 73% are single parents, 27% are dual heads of households.*

**VETERANS**
- Veterans: 3% (Overall)
COMMUNITY HOUSING OUTCOMES

The onset of COVID in February 2020 had a direct bearing on our participant’s needs and our ability to provide the full spectrum of Community Housing services.

Therefore, compared to previous years, the numbers served look much different. The program is designed to have a very tight plan for getting people into housing, assisting them with employment, and providing them with the support they need to be successful at exit.

The effects of COVID, particularly on unemployment in the region, meant that people needed to stay in the program much longer than would normally be the case.

With financial assistance and case-managed support, individuals stabilize their lives, find employment, build income, reduce debt, live within a budget and stabilize their families.

*This data reflects outcomes for the Participant Households that completed the Community Housing Program as of June 30, 2021. Individuals and families are still actively engaged in the program.
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 own life.

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.

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 father.

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. Lana reached out to get help, and got on the list for assistance. With the guidance of a Compass Affordable Housing Eviction Prevention Specialist, she 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.

Compass Affordable Housing, having provided Eviction Prevention services in the fall of 2020, did so again in 2021.

We continue to help families and individuals navigate some of the most challenging circumstances of their lives and, in the process, help them remain in their homes.
Sandy entered Compass Affordable Housing’s (CAH) Community Housing program in March of 2021. Prior to entering Community Housing, Sandy and her partner were homeless, which is the criteria for all the households served by the program. Once in Community Housing, the formerly homeless household participants and CAH staff work together for six to nine months while the family stabilizes.

During that window of time, they meet regularly with CAH staff, obtained employment, created a household budget, and paid down their debts.

Sandy had tried to support herself and her partner on her small SSDI income. Diagnosed with Multiple Sclerosis, which significantly affects her mobility, she also struggled with depression and anxiety. Her partner also had significant health issues, which affected Sandy’s stability too.

Despite all this, Sandy worked hard and excelled with the help of CAH Community Housing and her case manager, Kristy. As part of her personal work, Sandy realized that her relationship was unhealthy, and she decided to end her relationship. After that, she was able to save enough money to pay her rent and expenses, and she exited the assistance program with a savings account. She had also developed a sense of self-worth and energetically met her goals.
When CAH contacted her recently, she declared that she could not be happier! Sandy has even started her own home bakery business and is living independently.

Stabilizing lives, realizing goals and living independently is the focus we set for each Community Housing participant at Compass Affordable Housing. We work to help people recapture their lives, put them back together and live as productive, contributing members of our community. Your support is essential to this process! Without you, people like Sandy would not have the opportunity to achieve this type of happiness and independence.

We are grateful for your support!

www.compassaffordablehousing.org
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CAH Community Housing Program:
(520) 647-9652