



2024

Annual Impact Report

**Building Healthy,
Strong, and Safe
Communities**

threshold

In This Report

1 Key Statistics

2 Letter From Our Director

3 Diversifying ZIP Codes

5 Faster Move-Ins

7 Voucher Utilization

9 Conclusion

11 Support Our Mission



Key Statistics

611 New Property Owners and Operators

3,313 Households Enabled to Move Off the Streets, into Housing in Maricopa County

118 ZIP Codes with a Combined **1,648** Available Units

84.3% of Issued Vouchers Successfully Leased 2023

27 Days Faster for Unhoused Arizonans to Move into Homes than 2021





Letter From Our Director



A community that works for everyone

From its inception, Threshold has been a collaborative effort with extensive involvement and feedback from property owners and operators, housing industry stakeholders, service providers, and people experiencing homelessness. We couldn't have imagined the profound way in which these diverse voices would come together to create something truly transformative.

In our second year, our focus was on amplifying each partner's distinctive skills and passions, striving to make the system in Maricopa County work for every person involved. The results have been nothing short of remarkable – faster lease-ups, successful voucher administration, and more opportunity for unhoused Arizonans – a testament to the power of collective commitment to a shared vision.

Our second annual impact report celebrates how our community has come together to help our neighbors transition from crisis to stability faster than ever before. It's a story of hearts and hands working in unison to turn barriers into opportunities so our community can deliver on its promise to provide everyone with a home.

Join us in celebrating the second full year of making our community safer, healthier, and stronger.

Daniel Davis
Director, Landlord Relations
Threshold



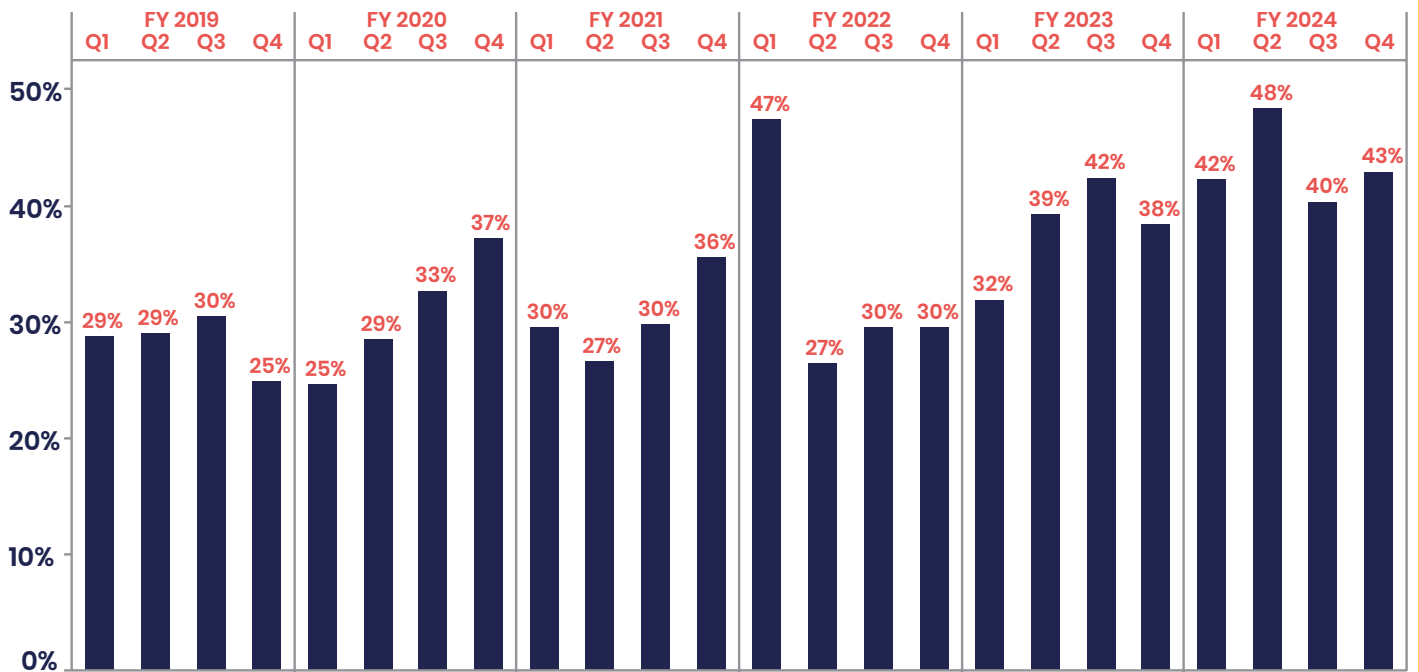
Diversifying ZIP Codes

Research increasingly shows that where we live has a profound impact on our health. A recent study of life expectancies in the Phoenix metropolitan area showed a difference of as many as 14 years in life expectancy between ZIP Codes that are only a 15-minute car ride apart.

Research Insights

Why are there significant differences in life expectancy just miles apart in Phoenix? The disparities are what public health experts call “social determinants of health” — factors including social circumstances, the physical environment, access to medical care, and societal structures. These inequities between neighborhoods can manifest in many ways, such as residents’ access to healthy food, transportation options, affordable housing, gainful employment, quality education, and socioeconomic opportunities.

Weighted Average of Opportunity Score of Zip Codes with New Move-Ins, by Quarter



More Opportunity: Families and individuals moving off the streets into permanent housing in Maricopa County are finding homes in neighborhoods with access to more gainful employment, better healthcare, and higher performing schools.

Our Actions

In response to these challenges, elected officials, and funders of Threshold identified increasing the geographical footprint of properties available to rental assistance programs as a core outcome. By bringing every stakeholder in Maricopa County to the housing crisis solution, Threshold now connects owners and operators with properties across 117 zip codes across 26 cities and municipalities in the Phoenix metropolitan area to program participants, compared to 73 zip codes across 4 cities in 2021.

Since its inception, Threshold has focused on creating partnerships across Arizona to reduce health disparities and increase opportunities for program tenants. This is done by engaging more property owners and operators across municipal boundaries. Leveraging HOM, Inc.'s housing expertise and the feedback of strategic partners such as the Arizona Multihousing Association, Threshold has engaged national

investors, owners outside areas with existing partners, independent owners and operators, brokerages, and even REALTOR associations.

Benefits for All

By engaging diverse stakeholders and fostering collaboration within the housing space, we strengthen the entire community, enabling the homeless system to have more opportunity for success. By focusing our strategies on data-informed opportunities, program participants now have more options to live closer to their place of work and social support networks, more owners and operators are making their assets profitable, and service providers more easily find housing that fits their program obligations.

By addressing the broad range of factors that affect health, we are not only improving individual outcomes but also building safer, healthier, and stronger communities for everyone.



Clients come here very defeated. They've lost their own place. So, we need to restore power. We need to restore their right to choose where they want to live. Chances are, if they are comfortable with the area and the place they are living, they're going to do whatever it takes to keep it. It's more accountability on the leaders of these programs to make sure that case managers are exploring the client's options.

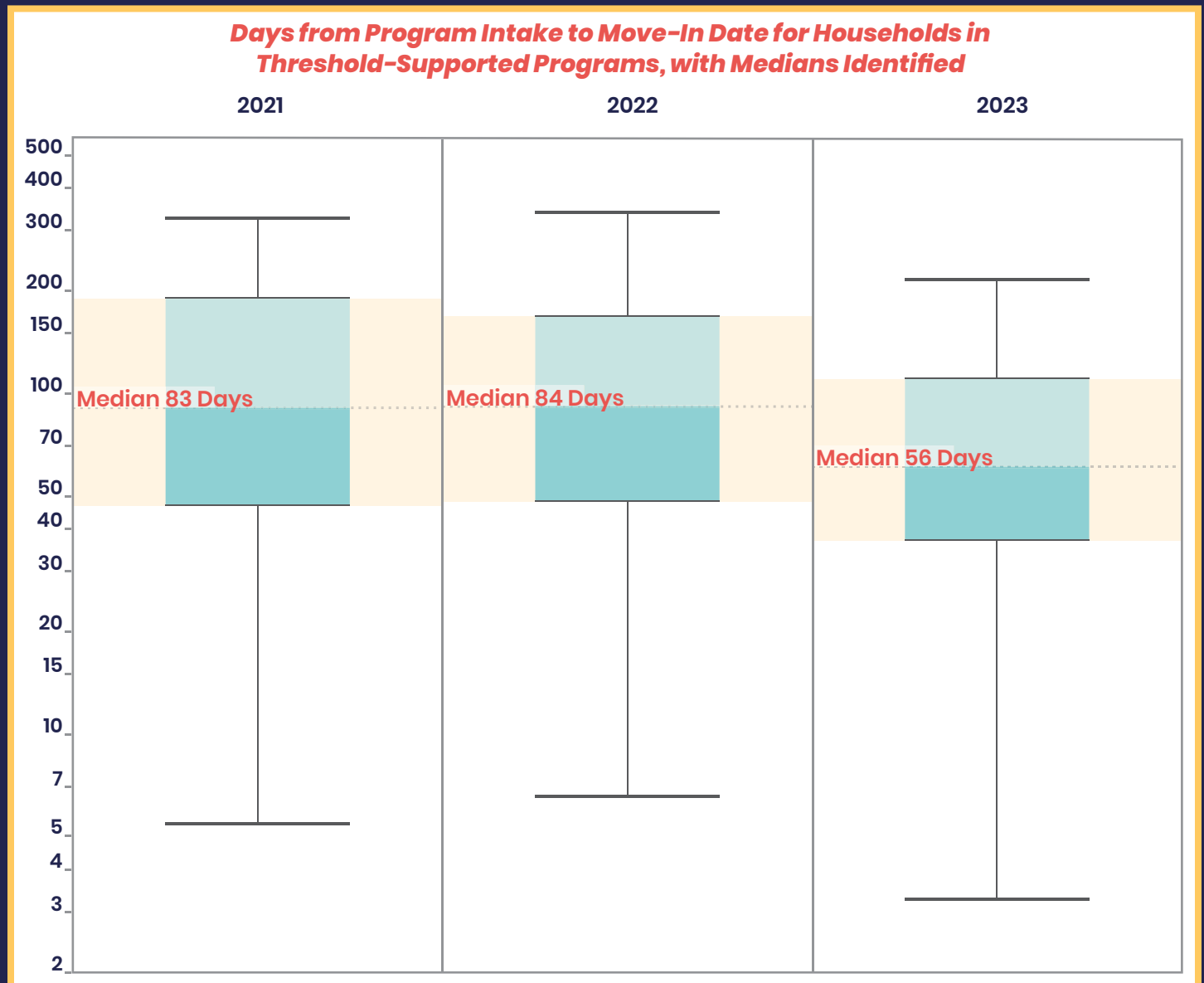
Yuritt Pasos | Director
of Housing, UMOM New
Day Centers

Faster Move-Ins

Threshold works with service providers and local property owners and operators to get those in need housed quickly. Faster move-in times can significantly help alleviate the homeless housing crisis in several ways.

Immediate Shelter

By moving individuals into housing quickly, the number of people living on the streets or in temporary shelters decreases, immediately opening these beds and resources to help the next household in need acquire shelter.



Countdown to Home: With more owners and operators partnering to end homelessness, unhoused Arizonans are moving into homes 63 days faster than in 2021.



Two years ago, I had to do a lot of the legwork of calling properties.

I would call 20–30 properties twice a week to see if there were any available properties. I’ve had to do that a lot less with the number of properties that are added to Padmission.

Taylor Lemoine | Housing Navigator,
A New Leaf/Rapid Re-Housing

Security to Address Underlying Issues

The insecurity, instability, and depreciated self-worth experienced by many during their unhoused time creates additional issues that are difficult to overcome. Some resort to coping with unhealthy substance use, while others have mental health issues exacerbated by the circumstances. Moreover, children, especially younger children who generally lack the ability to process or cope, display more behavioral issues in school and at home, further taxing their parents’ efforts to find housing.

Improved Outcomes

Faster move-in times provide individuals with a stable living situation sooner, which can help them regain a sense of normalcy and security. With stable housing, individuals can more easily access necessary services such as healthcare, job training, and educational opportunities. Faster move-in times also bolster the voucher program’s ability to serve more households with better results, while tenant’s stability translates to a better bottom line for property owners and operators.

Reduction in Recidivism

The sooner individuals are housed, the less likely they are to return to homelessness. Once housed, tenants are supported to navigate their neighborhood, prepare for employment opportunities, and connect to community resources, reducing the likelihood of falling back into housing instability.

Social and Economic Benefits

Stable housing allows individuals to reconnect with social networks and build relationships, fostering a sense of community and belonging. Housed individuals are better positioned to find employment and contribute economically to the community.

Positive Feedback Loop

When individuals see that the system can provide rapid assistance, their trust in and engagement with social services can increase, making them more likely to seek and accept help. Demonstrating success with faster move-in times can garner more support for policies and funding aimed at addressing homelessness.

Voucher Utilization

Threshold works closely with local service providers to ensure those in need can utilize housing vouchers quickly and easily.



Percentage of Households Who Receive a Voucher and Move Into Their Own Home, by Year



Lease-Up Success Rate: With access to more housing in more locations, voucher holders are much more likely to be successful in finding a home. *Percentage of households who receive a voucher and move into their own home, by year.*

Increased use of housing vouchers can significantly reduce homelessness through several mechanisms.

Direct Access to Housing

Vouchers provide financial assistance for rent, enabling low-income individuals and families to afford housing in the private market, preventing homelessness.

Reducing Housing Costs

Vouchers reduce the rent burden, ensuring recipients pay only about 30% of their income on housing. This financial relief prevents evictions and promotes housing stability.

Increasing Housing Stability

Stable housing allows individuals to focus on employment, education, and health, breaking the cycle of homelessness and improving life outcomes.

Reducing Shelter Usage

As more people use vouchers to secure their own homes, demand for temporary shelters decreases, freeing up resources for other homelessness prevention services.

Cost-Effectiveness

Vouchers are more cost-effective than maintaining emergency shelters, providing a long-term solution at a lower cost and allowing efficient resource allocation. Fully utilizing the resources available to the local homeless system has created even more funding opportunities.

Targeted Support

Specific voucher programs for veterans, the elderly, and individuals with disabilities prevent homelessness among these vulnerable groups by meeting their unique needs. Integrating each of these vouchers into a centralized resource to access available housing has ensured people experiencing homelessness, regardless of their opportunities and barriers, have access to safe, dignifying housing.



Our primary goal is to get our neighbors into permanent housing as quickly as possible. However, with the unique life-threatening climate in Arizona, having immediate access to temporary shelter can be a critical step for many, where they can receive basic necessities in a safe, cool environment.

Gregory Faust | Regional
Outreach Manager, Keys
to Change



Conclusion

Together, we are not just addressing homelessness but actively creating a future where every community member has a safe and supportive place to call home.

As we reflect on the strides we've made over the past year, it's evident that our collective efforts are making a significant difference.

Threshold's second year has been marked by meaningful progress, from expanding our reach across diverse neighborhoods to accelerating move-ins and enhancing voucher utilization. Each of these milestones not only improves immediate housing solutions but also strengthens our broader goal of building more resilient and inclusive communities.

The dedication of our partners and the support from every corner of the community have been crucial in advancing our mission. As we continue to forge ahead, we remain committed to empowering those we serve and fostering an environment where every individual has the opportunity to thrive. **We are working side by side to do more than just battle homelessness – we're building a future where everyone in our community can enjoy the security and support of a place they can truly call home.**



As a public funder, we have the unique opportunity to fund both ongoing staple programs and innovative solutions to the most vital crises in our community. In the past, we knew finding housing and using the funding that was already available was difficult. Once we heard there were more properties and units available for our provider partners to use, we knew we could start to dream bigger and fund with more confidence.

TJ Reed | Human Services
Assistant Director,
Community Resilience
Division, Maricopa County





When we all have a home,
communities are **healthier**,
stronger, and **safer** than ever.

Want to help us make that happen? Join the Threshold network or learn other ways you can support our mission at ThresholdAZ.com

Support Our Mission
ThresholdAZ.com

5326 East Washington Street
Phoenix, AZ 85034
Hotline 602.507.6737

- X [thresholdaz](#)
- f [thresholdaz](#)
- @ [threshold.az](#)
- ▶ [@thresholdaz9893](#)
- in [thresholdaz](#)

Powered by



Founding Funding from

