

2026 ANNUAL REPORT



30+ Years of Making Home Possible
Safer, healthier, stronger communities — one home at a time.



hominc.com

TABLE OF CONTENTS

A Letter from Our President	3
Our Story	4
Year in Review	5
30+ Years of Excellence	6-7
Our Unique Model	8
Core Housing Programs	9
Supportive Housing Initiatives	10
Targeted Housing Solutions	11
Our Arizona Partners	12
Our Los Angeles Partners	13
Padmission	14-15
Threshold	16-17
Impact Data	18-19
Meet the Team	20



INDIVIDUALS, FAMILIES
AND COMMUNITIES **ARE SAFER, HEALTHIER AND STRONGER**
WHEN EVERYONE HAS A HOME.

At HOM, our purpose is simple: to help people build stronger, healthier futures by ensuring they have a safe place to call home. But “why” we do this work is only part of the story.

Equally important is “how” we do it — the shared values, skills, and behaviors that shape our culture and fuel our mission to end homelessness.

FROM OUR PRESIDENT

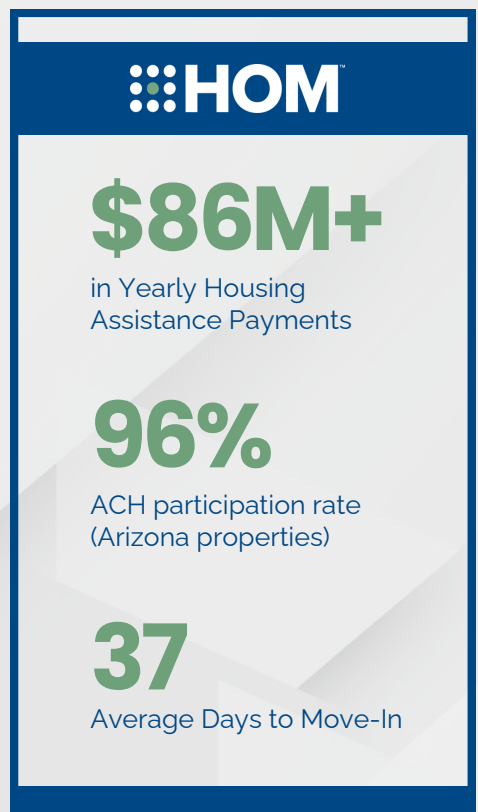
Dear Friends,

For more than 30 years, HOM has been guided by a simple but powerful belief: everyone deserves a place to call home. What began by assisting 300 households in our first year has grown into a trusted housing administrator in Arizona — and now, we are proud to bring that same expertise to Los Angeles.

This past year marked meaningful progress. In 2025, we launched centralized financial administration for LAHSA's Time-Limited Subsidy programs, successfully migrated every Arizona program to Padmission Journey, and continued serving thousands with dignity, consistency, and care. These accomplishments are made possible by the strength of our partnerships, the dedication of our team, and the resilience of those we serve.

As we look ahead, we remain focused not only on growth, but on leadership. By deepening collaboration, investing in innovative solutions, and listening closely to community needs, we are committed to raising the standard for housing administration.

With appreciation,
Brian Petersen
President, HOM



“

Thank you so much for getting me off the streets, a job I simply couldn't do. ... I have not been this happy in over a decade. If not for HOM, I could not have come so far in such a short period of time. Thanks again for all of your continued support.

— Brett S.
participant

OUR STORY



30+ Years of Making Home Possible

We believe individuals, families, and communities are safer, healthier, and stronger when everyone has a home.

As housing experts, we handle the fine points of Permanent Supportive Housing, Rapid Re-Housing, and other subsidy programs so our partners can focus on people, not paperwork.

We take care of:

- Voucher administration & regulatory compliance
- Full lease-up from eligibility to move-in
- On-time payments and liaison support for tenants, landlords, and providers

Since 1994 we've grown from a small Phoenix office into the state's largest administrator of permanent housing subsidies—always staying grounded in the same values: precision, empathy, and an unshakable belief that stable housing transforms lives.

When organizations choose HOM, they gain a teammate committed to the same goal: communities where everyone has a home.

“

One step at a time, one key at a time, and one day at a time I have enjoyed this journey. I can't believe this is my new life 🙏

– Sam
participant

“

HOM saved my life and gave me a reason for living and so much more. They are truly a blessing to all the lives they touch. I could never thank them enough for all they have done for me for over twenty years.

– Gloria
participant

“

Thank you for giving me the opportunity to no longer be homeless. I am forever grateful for my Housing Specialist, who is caring, kind, and always listens.

– Linda
participant

2025-26 YEAR IN REVIEW

HOM's Era of Growth, Innovation, and Impact

In 2025-26, we stepped onto the national stage while strengthening our work at home. From expanding into Los Angeles to modernizing systems, this year marked meaningful growth in impact, partnerships, and innovation.

LOS ANGELES EXPANSION

We launched operations in Greater Los Angeles, partnering with the LAHSA, the City and County of Los Angeles, and LACAHSa to deliver PSH and TLS programs across the region.

CONFERENCE ATTENDEE

In March 2026, we attended the National Alliance to End Homelessness Conference in San Diego, marking our first time presenting HOM as a national brand and connecting with partners nationwide.

ARIZONA GROWTH

While expanding nationally, we continued strengthening services across Arizona—deepening partnerships, growing program reach, and helping more individuals and families move from homelessness into stable housing statewide.

FIVE YEARS STRONG

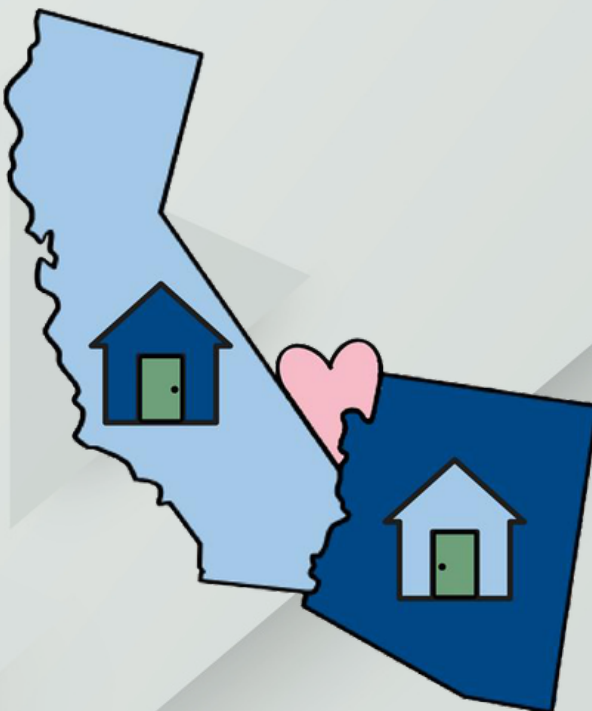
HOM was recognized for a fifth consecutive year as a Top Company to Work For in Arizona.

OUR NEW LANDLORD PORTAL

We launched our new Landlord Portal, making it easier for property owners and managers to partner with us, streamline communication, and quickly connect available units with individuals seeking housing.

CLOUD-BASED TECH

We transitioned to a cloud-based housing administration platform, Padmission Journey, modernizing our infrastructure and enabling greater efficiency, stronger collaboration, and improved outcomes across our housing programs for years to come.



OUR HISTORY



ABC PARTNERSHIP

Arizona Behavioral Health Corp. (ABC) replaces ComCare as the HUD grantee and HOM contractor, solidifying HOM's role in housing program administration.

KEY ACHIEVEMENT:

Serving 600 households monthly



First Logo (1994)

MIKE SHORE PURCHASES HOM, INC.



At the age of 30, Mike Shore sets the stage for the company's next phase of growth and innovation.



1994

1998

2000

2005

2007

FOUNDED BY SHARON SHORE

Administering Arizona's first HUD-funded Shelter Plus Care contract

KEY ACHIEVEMENT:

Serving 300 households monthly



Sharon Shore
HOM Founder

EXPANDING SERVICES

HOM partners with the Arizona Department of Housing to provide rental assistance for individuals with developmental disabilities.

KEY ACHIEVEMENT:

Serving 800 households monthly

▲ www.hominc.com

Website launch (2003)

HOUSING CHOICE VOUCHER PROGRAM PARTNER

HOM partners with the Housing Authority of Maricopa County to serve as the sole HQS inspection provider for the Housing Choice Voucher Program.

KEY ACHIEVEMENT:

Serving 1,000 households monthly

THROUGH THE YEARS

HELPING VETERANS

HOM contracts with the City of Phoenix Housing Dept. to lease up HUD-VASH vouchers, ensuring veterans have access to stable housing.

KEY ACHIEVEMENT:

Serving 1,600 Households Monthly

threshold

HOM contracts with Maricopa County to develop the Arizona's first centralized landlord engagement program, called Threshold.

KEY ACHIEVEMENT:

HOM opens its Tucson office. An office in Flagstaff follows in 2023.



2012

2014

2019

2021

2025

RAPID RE-HOUSING

HOM begins providing Rapid Re-Housing services, allowing more families to transition into stable housing.

KEY ACHIEVEMENT:

Serving 1,200 households monthly



HOM develops Padmission, a technology company affiliate designed to enable centralized landlord engagement and housing search assistance for HOM, its service providers, and communities across the country.

KEY ACHIEVEMENT:

Serving 2,000 households monthly

HOM EXPANDS TO LOS ANGELES

HOM is chosen to deliver Permanent Supportive Housing (PSH) and Limited-Time Subsidies (TLS) programs throughout Los Angeles County.

KEY ACHIEVEMENT:

More than 7,000 households supported monthly



30th Anniversary badge (2024)

OUR UNIQUE MODEL

Precision Housing. Proven Impact.

For more than 30 years, HOM has partnered with communities to deliver comprehensive housing solutions and strengthen housing systems. We bring the expertise, infrastructure, and financial stewardship needed to manage complex housing programs at scale across Arizona and Los Angeles.

SERVICES WE PROVIDE:



HOUSING PROGRAM MANAGEMENT

We expertly manage housing programs, ensuring compliance, efficiency, and optimal outcomes for both service providers and program participants.



FISCAL AGENT SERVICES

We provide reliable fiscal agent services, managing funds with transparency and accountability to support the financial health of housing initiatives.



LANDLORD ENGAGEMENT

We actively engage landlords to build strong partnerships, providing collaborative support and resources that enhance their capacity and impact.



CONSULTING

We provide expert guidance and strategic planning to optimize housing programs, improve outcomes, and address complex challenges that can arise.

HOM

8,571

Households Supported

7,307

Housing Inspections
performed in 2025

115

Projects partnered on

“

My housing specialist is truly AMAZING! Because of her one of my dreams came true – for my kids and I to have a home. I can't thank her enough for her support, kindness, and dedication. She made it happen, and I will be forever grateful to her.

– J.E.
participant

CORE HOUSING PROGRAMS

Expanding access to stable housing through coordinated programs that support health, independence, and long-term stability.



SUPPORTIVE HOUSING INITIATIVES

Additional programs that expand housing access and support successful transitions to stable living.



TARGETED HOUSING SOLUTIONS

Meeting Urgent Housing Needs with Speed and Care

When urgent housing needs arise, HOM responds quickly with targeted housing solutions that meet people where they are. Rapid support and coordinated assistance help individuals and families regain stability and avoid prolonged housing crises during their time of need.

TRANSITION IN PLACE

Participants can remain in their homes as assistance changes over time, reducing disruption and supporting long-term housing stability. This approach helps households maintain continuity while working toward greater independence.

DV RAPID HOUSING

Survivors are quickly connected to safe, stable housing and supportive services that promote healing, and independence.

YOUTH-FOCUSED PROGRAMS

Young people at risk of or experiencing homelessness receive housing support and guidance to build stability and a path forward.

EMERGENCY SUBSIDY INITIATIVES

Short-term financial assistance helps households facing sudden crises avoid eviction and remain securely housed.

“

Our member expressed having some difficulties in his unit. We reached out to our HOM Housing Specialist and within hours, our concerns for him (and his concerns for himself) were directly addressed.

We appreciate her prompt attentiveness and care for our members' well-being! She was very professional yet personable which made a big difference. Thank you!

*— K.M.
housing case manager*



OUR ARIZONA PARTNERS

Across Arizona, we collaborate with a network of nonprofit and community-based service providers who bring expertise, compassion, and critical services that help individuals and families thrive in stable housing.



“Our partnership with HOM has enhanced our ability to fulfill our mission tenfold, and it is uniquely because of the care, expertise and dedication with which they do their work.

– Charles Sullivan,
President & CEO
Arizona Behavioral Health Corp..

OUR LOS ANGELES FUNDERS

The funders listed below provide critical support for programs and initiatives that foster long-term housing stability throughout Los Angeles County.



THANK YOU TO OUR VALUED PARTNERS

1736 Family Crisis Center
Alcott Center
American Family Housing
APLA Health
Aviva
Ascencia
Bridge to Home
The Catalyst Foundation
Catholic Charities
Coalition for Responsible Community Development
Downtown Women's Center
Five Keys
Homeless Health Care Los Angeles
Hope the Mission
HOPICS
House of Ruth
Housing for Health
Jewish Family Service LA
Koreatown Youth and Community Center

LA Family Housing
The Love Center Los Angeles
Mental Health America of Los Angeles
PATH
The People Concern
Safe Place for Youth
St. John's Community Health
St. Joseph Center
Share!
Step Up
SCHARP
Turning Point
Union Station Homeless Services
U.S. VETS – Long Beach
Valley Oasis
The Village Family
VOALA
Watts Labor Action Committee



Connecting People to Housing Opportunities Instantly

Padmission Connect is a web-based platform for homeless services organizations to manage property engagement efforts and assist individuals and families in their housing search.

Through shared leadership and an aligned mission, Connect integrates seamlessly with HOM's housing programs—expanding access and accelerating placements.



**Centralizes relationships
with property owners**



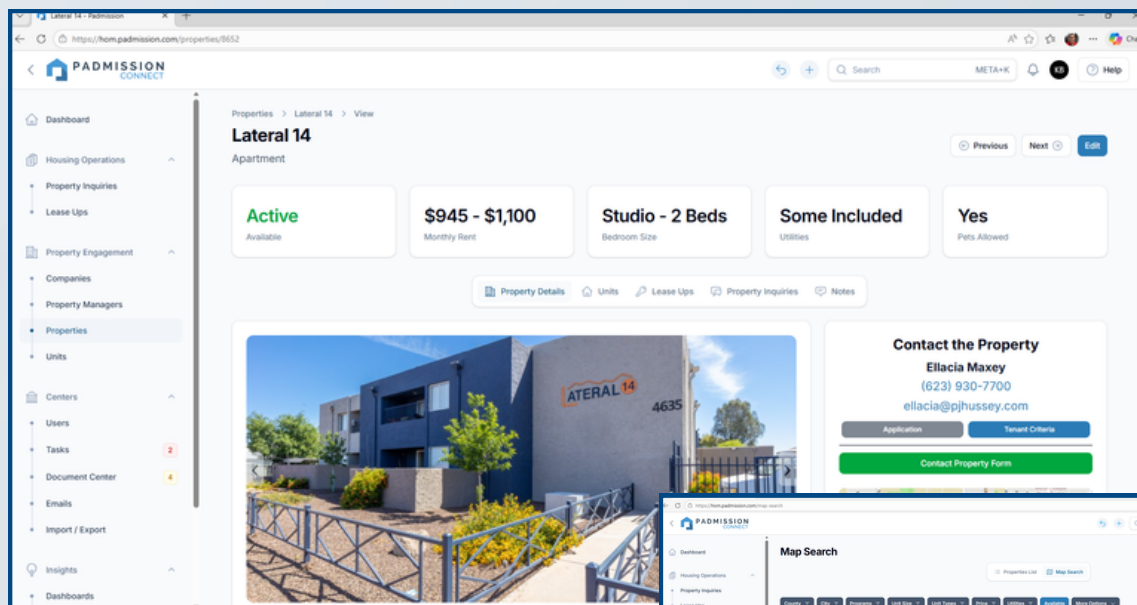
**Tracks performance with
analytics and reports**



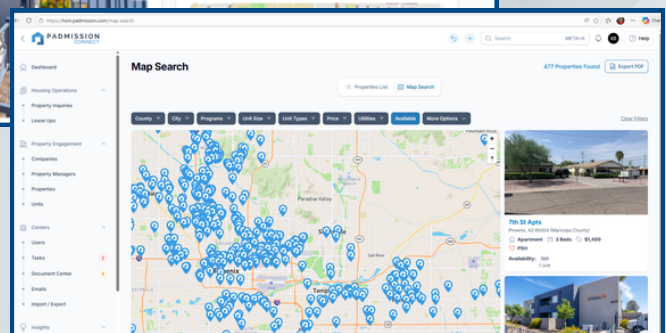
**Reduces housing
search times**



**Expands housing
opportunities**



Connect allows individuals and families to quickly find a property that accepts their housing program and meets their needs.



Turn-Key Homeless Housing Program Administration

Padmission Journey brings clarity and coordination to homeless housing assistance. By connecting housing search, partner collaboration, landlord engagement, and program workflows in one platform, Journey improves visibility, accelerates placements, and supports long-term stability outcomes.



Supports HUD compliance and regulations



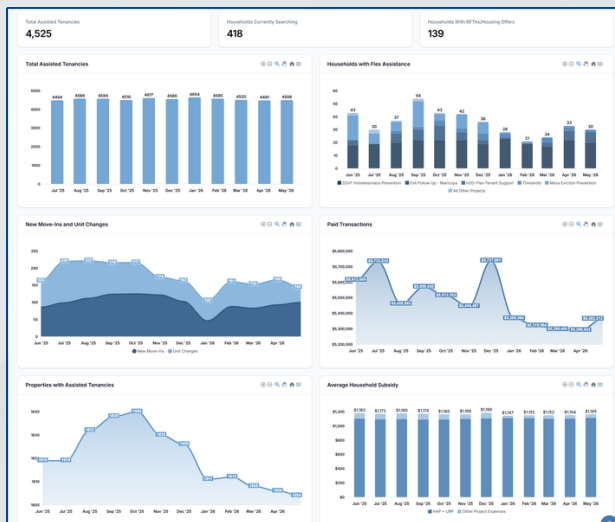
Gives immediate visibility to financial utilization



Configurable for program and subsidy models

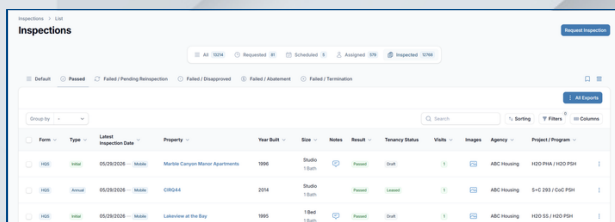


Track housing project expenses across funders



DASHBOARD

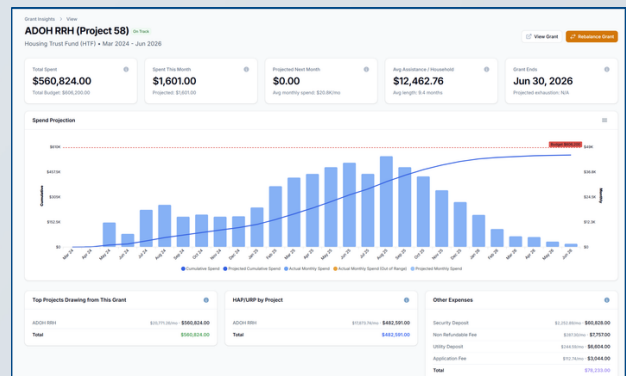
Insights into your housing programs.



Form	Type	Label	Property	Year Built	Size	Notes	Result	Tenancy Status	Visits	Images	Agency	Project/Program
1000	Annual	05/28/2024	Marina Campus Worker Apartments	1900	Studio	Good	Good	Good	1	1	ABC Housing	HOV-PH-1000-PH
1000	Annual	05/28/2024	CRS24	2014	Studio	Good	Good	Good	1	1	ABC Housing	HOV-PH-1000-PH
1000	Annual	05/28/2024	Lakeview at the Bay	1995	1 Bed	Good	Good	Good	1	1	ABC Housing	HOV-PH-1000-PH

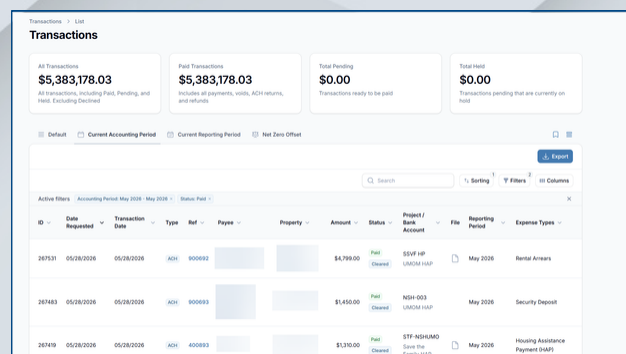
INSPECTIONS

Easily review inspection notes and photos.



GRANT INSIGHTS

View spend projections and budget line items.



Date Requested	Transaction Date	Type	Ref	Payee	Property	Amount	Status	Project / Bank Account	File	Reporting Period	Expense Types
2023-05-28	05/28/2024	ACH	000002			\$4,769.00	Paid	SSVF HP LAMDA HAP		May 2024	Rental Arrears
2024-05-28	05/28/2024	ACH	000003			\$1,450.00	Paid	NSH-003 LAMDA HAP		May 2024	Security Deposit
2024-05-28	05/28/2024	ACH	000003			\$1,370.00	Paid	STF-ADHMO State Pk Family HAP		May 2024	Housing Assistance Payment (HAP)

TRANSACTIONS

View all payments, fees, deposits, etc.



What is Threshold?

Threshold strengthens housing assistance programs with resources that help property owners and managers maximize their property's value.

“

Threshold takes the pain point out of renting to an opportunity individual. They are the ultimate partner. They link arms with a property owner and they're there every step of the way.”

— Sarah Fluke,
Deputy Director
Arizona Multihousing Association



HOW IT WORKS

BEFORE TENANCY

- Full onboarding support from our Property Account Specialists
- Assistance listing your properties in Padmission Connect.

DURING TENANCY

- Subsidized rental assistance paid one time and in full.
- Ongoing support from a dedicated Landlord Support Specialist
- Proactive, comprehensive support team for the tenant's success.

AFTER TENANCY

- Reduce losses resulting from damage, move-out, or vacancy
- Assistance securing your next tenant

ONGOING SUPPORT

FASTER MOVE-IN TIMES

Threshold has helped Arizonans move into homes an average of **27 days faster** than in 2021.

ON TIME, EVERY TIME

All subsidized payments are always issued on time and in their full amount.

PERSONALIZED SUPPORT

Our dedicated Landlord Support Specialist simplifies communication and streamlines the entire process.

PROTECTING YOUR INVESTMENT

We reimburse damages beyond normal wear and tear and provide vacancy loss reimbursement to ease financial strain.

2025-26 MILESTONES

A Time of Dedication and Renewed Focus at Threshold

RENTAL TAX BAN TAKES EFFECT

January 2025: Arizona ends its residential tax on long-term rent. Landlords are no longer required to collect or pay tax on rent.

TRIBUTE AWARDS SPONSOR

August 2025: Threshold co-sponsors the annual Arizona Multihousing Association Tribute Awards in downtown Phoenix.

INCENTIVES SUNSET

April 2025: Threshold ends its incentives program based on overwhelming response of property owners joining the program.

RISK MITIGATION ENDS

December 2025: Risk mitigation fund responsibility ends as focus shifts to sustainable incentives and relationships.

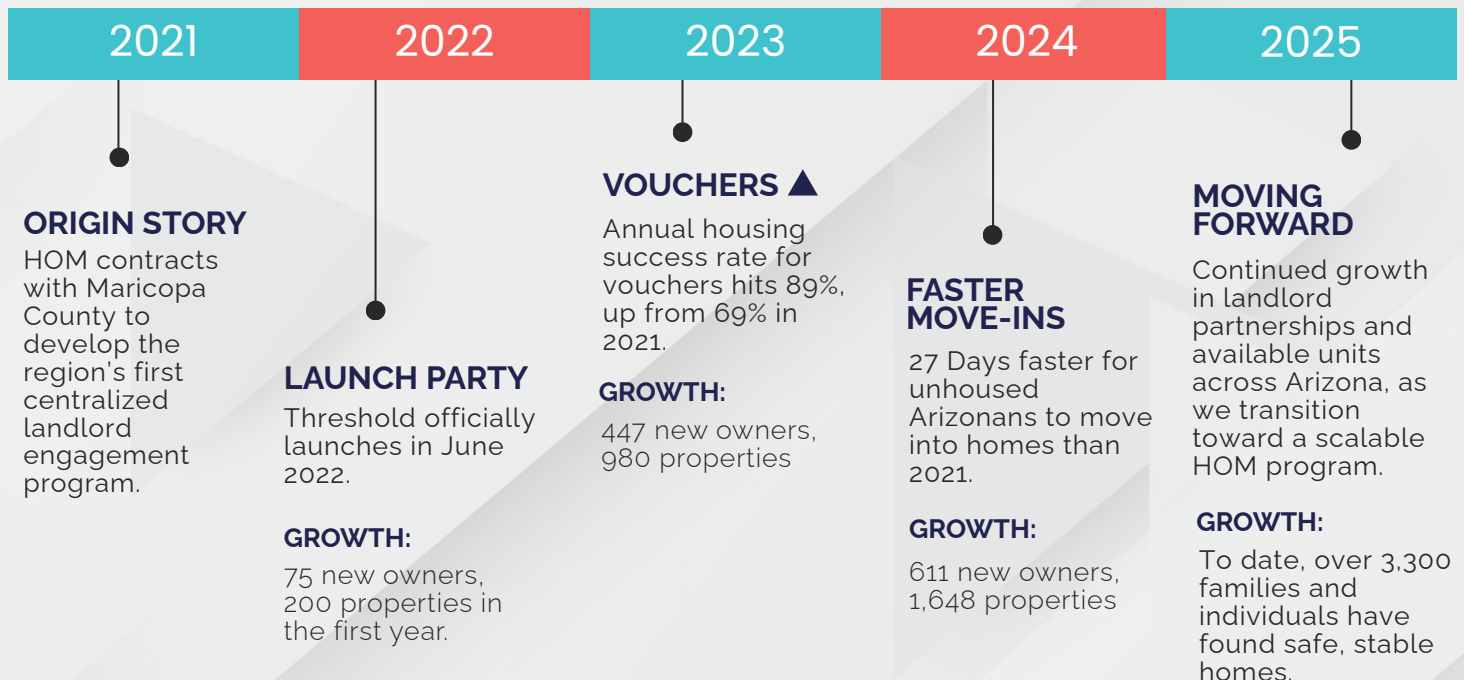
TUCSON EXPANSION

August 2025: An investment from American Family Insurance allows Threshold to expand to Tucson.

LANDLORD PORTAL

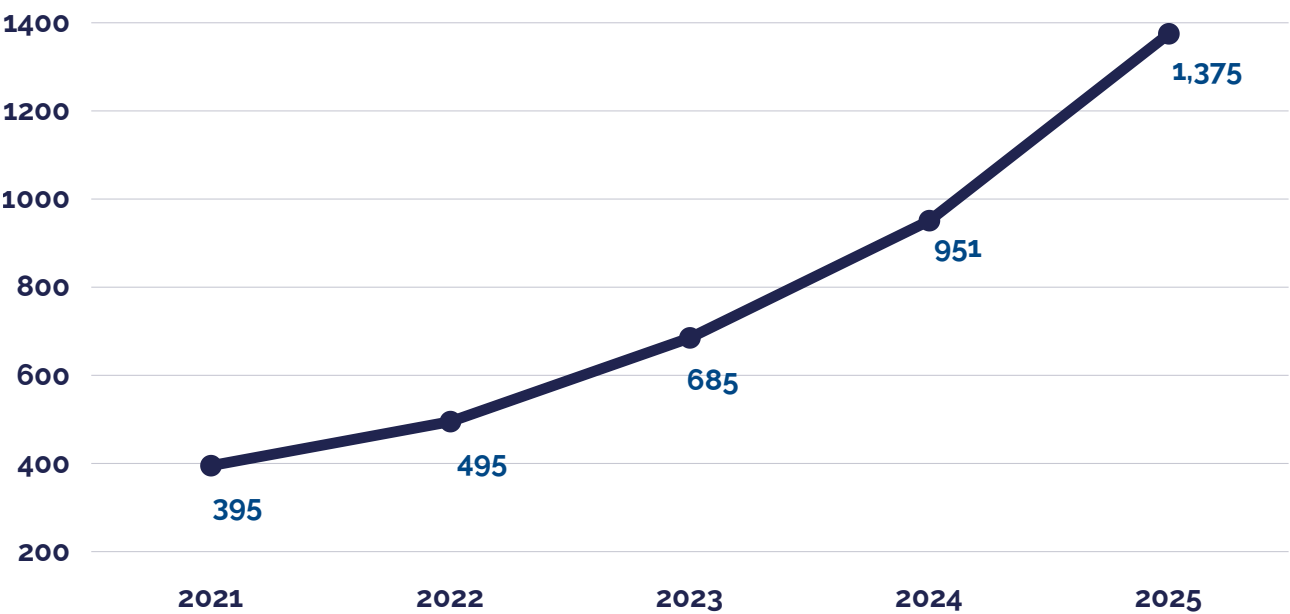
February 2026: The new HOM Landlord Portal gives owners streamlined tools to manage their properties more effectively.

The Evolution of **threshold**



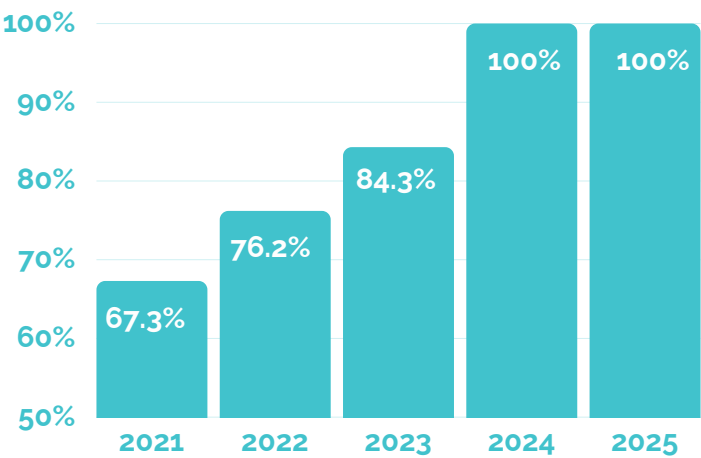
2021-25 IMPACT DATA

TOTAL AVAILABLE PROPERTIES



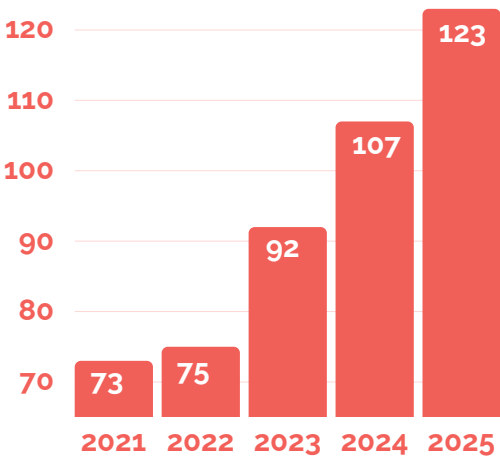
Available properties by status, per year

PERCENT OF VOUCHERS LEASED



Percent of voucher capacity utilized

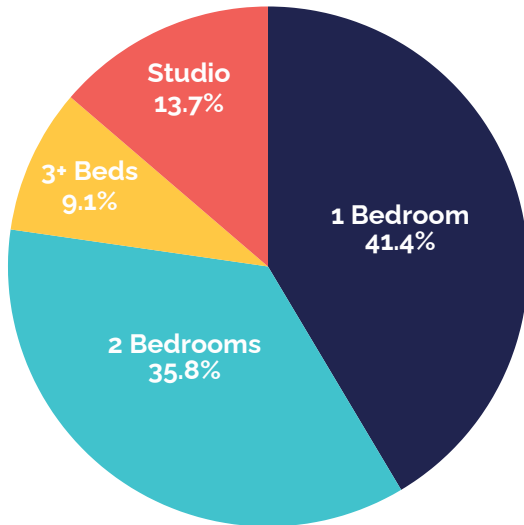
TOTAL ZIP CODES



ZIP Codes with available units

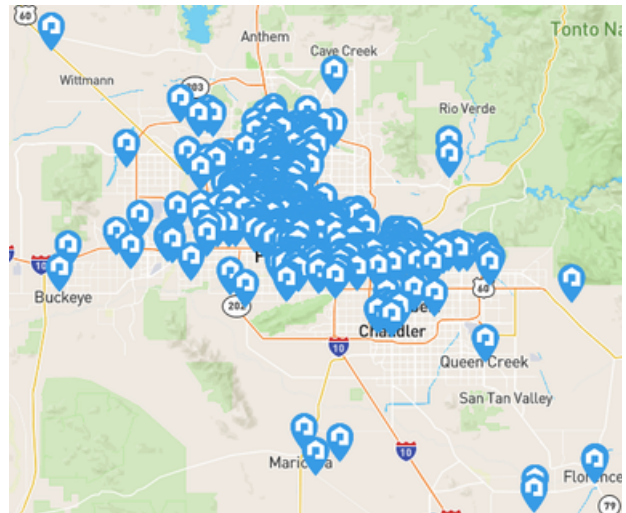
CURRENT IMPACT DATA

AVAILABLE UNITS BY SIZE



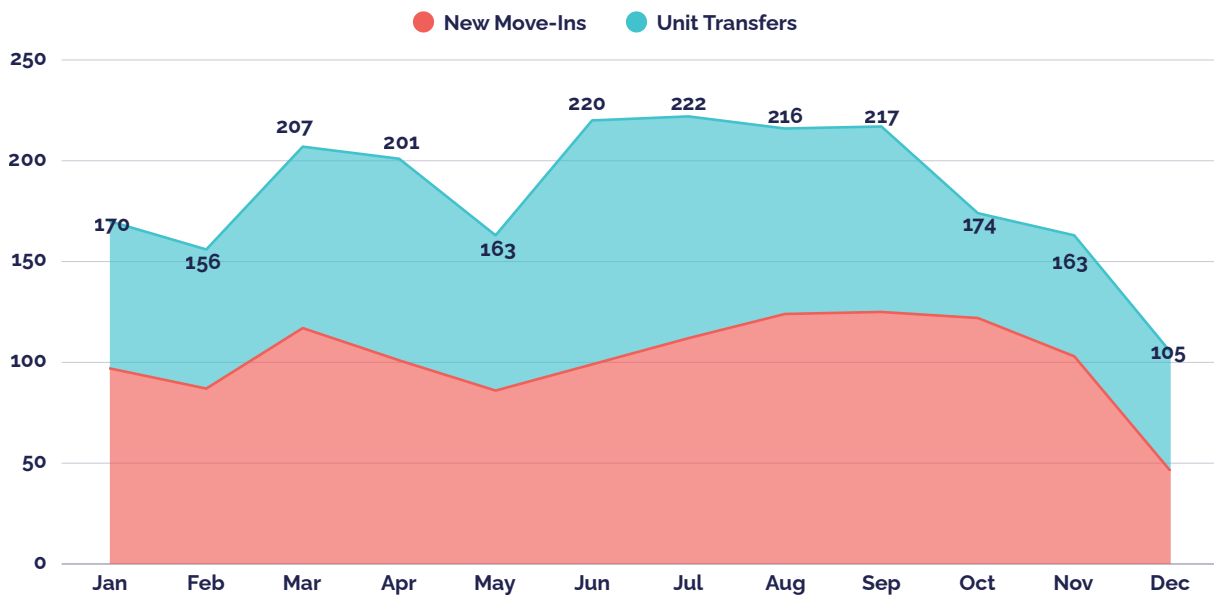
Inventory by number of bedrooms

LOCATIONS MAP



Arizona property locations map, 2026

MOVE-INS & TRANSFERS



Total number of PSH & RRH Move-Ins and Transfers by Month, 2025

OUR EXECUTIVE TEAM



MICHAEL SHORE
Chief Executive Officer

With 25+ years in housing and homelessness, Michael advocates for funding and solutions. He co-founded Padmission, a platform linking participants with landlords and available units.



BRIAN PETERSEN
President & Chief Operations Officer

Celebrating 25 years with the company, Brian has held many roles. As COO, he leads strategy, finances, and HR, supporting growth and efforts to end homelessness in Arizona and California.



CARLOS GONZALEZ
Senior Vice President of Housing

Carlos is a senior housing and social services executive with nearly 20 years of experience in nonprofit management, affordable housing development, and homeless services. He currently leads HOM's efforts in Los Angeles.



HAYLEY WINTERBERG
Vice President & Chief Housing Officer

Hayley leads housing operations and strategic initiatives addressing Arizona's housing crisis. Focused on growth, workforce development, and system change, she works to ensure everyone has a place to call home.

HOMies MAKE IT HAPPEN

Behind every step forward is a team making it possible. Our team of "HOMies" show up each day with compassion, resilience, and a deep commitment to ending homelessness. Whether on the front lines or behind the scenes, their work changes lives and strengthens the communities we serve.

BRIGHTER FUTURES, STRONGER COMMUNITIES



hominc.com