



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Mar. 2024</u>	<u>Apr. 2024</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	97.82 %	97.72%	∨ 0.10%	∧ 6.24%
Average Days Vacant	27 days	41 days	∧ 14	∨ 216 days
Move Outs	20	41	∧ 21	1347 total
Move Ins	29	27	∨ 2	1465 total
Current Pending Evictions	21	21	—	257 total*
Move Outs from Evictions	24	8	∨ 16	208 total*

**Since December 2022*

Narrative paragraph:

HACM's occupancy rate remained above 97% during the month of **April 2024**. **HUD has requested that the occupancy standard be increased to 98.5%.**

Listed below are some of the efforts to retain or attract residents.

- HACM is continuing to offer one month's rent concession with a lease signing commitment of one- year, at Locust, Mitchell and College Court. HACM is offering the first month's rent free and the sixth month free with a commitment of a one-year lease.
- HACM will continue to do exit interviews with tenants that have chosen to move.
- Intake has committed to getting property management five applicant per vacancy. (Intake will do a waiting list purge in order to get applicants that are still interested).
- Property Management is working with HR to identify new talent for the turn team.
- HUD allowed HACM to place several of the long-term vacancies into to a HOLD status – that approval allows HACM additional time to make repairs to units that need substantial work in order to get them back on line to rent out.
- HACM was granted funds from the City of Milwaukee- these funds will be used to hire five custodians who will rotate between most of the HACM properties to help to keep the properties free of debris, clean and sanitary. To date HACM has filled three of those positions. HACM has hired a third-party contractor to help us with our Pest Management work order requests.