



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Feb. 2023</u>	<u>Mar. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	95.42 %	95.25%	∧ 0.14%	∧ 3.94%
Average Days Vacant	57 days	37 days	∨ 11 days	∨ 200 days
Move Outs	28	33	∨ 4	1018 total
Move Ins	40	31	∧ 7	1116 total
Current Pending Evictions	22	8	∨ 15	127 total*
Move Outs from Evictions	11	8	∧ 2	36 total*

**Since December 2022*

Narrative:

HACM'S Occupancy Rate has decreased from last month and remains below the targeted 98% occupancy rate for the portfolio. There are several challenges and opportunities impacting HACM's occupancy goals:

- The eviction process has resumed for residents who have not paid rent and/or requested a repayment plan
- Staff shortages remain a concern for HACM in getting units turned (rent ready) timely
- Our Intake department has begun to send our Public Housing managers additional applicants for housing. (New procedures)

The Average Days Vacant rate of 37 days is still shy of the 30-day unit turn around and lease up goal. HACM is still offering rent concessions to new move-ins.