

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE



Recovery Plan Quarterly Report to HUD

For the period 7/1/2020 – 9/30/2020

Due Date: October 20, 2020

Updated information is highlighted in blue

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Executive Summary

On September 13, 2019, the Housing Authority of the City of Milwaukee (HACM) received a letter written from Shirley Wong, PIH Director for the U.S. Department of Housing and Urban Development (HUD) to HACM's Board of Commissioners. The letter informed stated that as of May 9, 2019, HACM was designated Substandard by HUD. HUD lowered HACM's designation based on the 2017 Public Housing Assessment System (PHAS) score, which included a Physical Score 22 (of 40), Capital Funds Score 5 (of 25), Management Score 10 (of 25) and Financial Score 25 (of 25) with a point reduction for a late audited financial submission, for a total of 61 of 100.

In response to the letter and substandard designation, HACM submitted a Recovery Plan to HUD on December 18, 2019 outlining the action steps to increase the PHAS scores and to achieve a long-term sustainable level of performance. Enclosed is the quarterly report for the period July 1, 2020 – September 30, 2020.

*Average Unit Turnaround Time – Currently our unit turn team are completing our newer vacant units rehab at a rate within **30-45 days**, our long term vacancies (units that will cost us significant resources turnover) will be placed into a modernization status (MOD) upon HUD approval. Not addressing these vacant units 90 + days vacant are driving up our unit turnaround time. We have streamlined our move in and move out process in order to get applicants into these vacant units in a timely manner.

Below are the highlighted agency metrics as of September 30, 2020:

Occupancy Rate: 90 %

HACM Goal through Recovery Plan is 96% by 12/1/2020.

***Average Unit Turnaround Time: 286 days-overall**

HACM Goal through Recovery Plan is 30 days or less by 12/1/2020.

Additional Highlights to note for Q3 2020:

- HACM is still in the process of repositioning our public housing portfolio. The remaining public housing developments in our portfolio require the greatest investment and are hardest and most timely to reposition. We will continue to focus on the importance of occupancy while addressing these repositioning challenges.
- Our current occupancy rate is 89.99%. We currently have 72 additional units that are ready for occupancy. Approved applicants have delayed leasing due to concerns around COVID19 and the spread of coronavirus. If approved applicants would have chosen to move into these units when first contacted, our occupancy rate would have been 94.3 %.
- The application process is not as fluid as it previously was for both staff and applicants. COVID-19 has added delays, stoppage and slowdowns. HACM has to process more applications to find households willing to move during the pandemic.

- HACM continues to focus on customer service and applicant/resident outreach by servicing residents via phone, drop box and email. Shifts in communication continue to be a work in progress, which has added additional days to the time in which it takes to process applications. While the shift from in person application processing has benefited some, it has adversely impacted others. (Digital divide, disruption in phone service, etc.)

*See Page 10

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Update on Recovery Plan Action Items

| PHYSICAL INSPECTION ACTION STEPS | Due By |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1. Creation of a Quality Control Team to ensure that all maintenance mechanic work on work orders is executed fully and in accordance with UPCS standards. | Already done as of August 2019 |
| Update as of 6/30/2020: Complete - Ongoing | |
| 2. Review prior REAC Reports and develop development-specific Action Plans to address noted deficiencies. These REAC Action Plans will be shared with the local HUD office. | 3/31/2020 |
| Update as of 6/30/2020: Complete | |
| 3. Summarize common findings/themes in REAC reports to help refine training/education needs and to include these common issues as part of our Annual or Biannual inspections. | 3/31/2020 |
| Update as of 6/30/2020: Complete | |
| 4. Develop and provide refresher REAC training to existing maintenance staff, including REAC video training, REAC USPC Manuals, and information from the review of HACM-specific REAC reports. This will include ensuring that staff use a "REAC eye" when performing normal work orders or maintenance in apartments or common areas---that is, actively looking for and immediately addressing potential REAC deficiencies that are outside the scope of the current work order. This training will also be incorporated into any onboarding training of new employees | 1/31/2020 |
| Update as of 6/30/2020: - Complete | |
| 5. Hold a series of special meetings in each housing development to engage and educate residents on the importance of reporting deficiencies and work orders, and on what residents can do to assist with REAC inspections. We will use Managers Newsletters, written literature, resident meetings, a brochure and HTVN Videos to educate residents | 12/1/2020 |
| Update as of 6/30/2020: Postponed due to COVID19 | |

| PHYSICAL INSPECTION ACTION STEPS | Due By |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <p>6. HACM will realign our annual inspections with a stated goal date of completion for both the inspection and work orders issued. We will focus significant attention on completing the annual inspection work orders. The annual inspections will be completed by May 31st with related work orders from the inspection to be finalized by August 31st. Additionally, when HACM is notified of a REAC inspection, we will send a senior representative from Housing Operations and Maintenance operations to conduct a pre-REAC walk-through of all common areas and selected units. HACM believes that a combination of additional REAC Training, a realignment of our annual inspections, a focus on completing the annual inspection work orders more timely, and pre-REAC walk-throughs of properties will help improve our REAC score.</p> | <p>1/1/2020</p> |
| <p>Update as of 6/30/2020: Ongoing Activities –Annual Inspections date have been added to staff’s performance evaluations. Due to the COVID-19 we have put all inspections on HOLD until further notice. May 31st target Deadline has been extended to December 1st for 2020.</p> | |
| <p>7. HACM will continue to use any major capital deficiencies in the annual and REAC inspection results to help us prepare and project budgets for capital work in our housing developments.</p> | <p>Ongoing</p> |
| <p>Update as of 6/30/2020: Complete - Ongoing</p> | |

| MANAGEMENT ACTIONS ALREADY TAKEN | Timetable |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <p>1. Partnerships with Community Organizations: In September 2017, HACM began partnerships with various community service organizations such as Milwaukee Christian Center, Northcott Neighborhood House, and Milwaukee Community Service Corps to contract out work to speed up some of the steps to unit turnaround, such as removing debris from an apartment or basic cleaning. This allowed HACM staff to focus on the other steps related to unit turnaround.</p> | <p>Starting in September 2017</p> |
| <p>Update as of 9/30/2020: We have two third party vendors that are working with HACM’s Public Housing Team, in helping us with the daily cleaning at the properties and the turning of our vacant units.</p> <p>As a result of COVID19, both agencies suspended their activities. SER had anticipated restoring their service mid-June, but has chosen to remain suspended until further notice.</p> <p>Northcott has recently begun to provide limited services and is currently in discussion with HACM’s staff regarding their full return.</p> <p>The SER program has been suspended indefinitely due to Wisconsin’s surge of new cases of the Covid 19 virus. We’ve hired temporary custodians to help us with the daily cleaning at the properties.</p> | |

| MANAGEMENT ACTIONS ALREADY TAKEN | Timetable |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <p>1. Creation of Occupancy Work Group: In February 2018, HACM created the Occupancy Work Group to bring together representatives from all HACM divisions that impact occupancy. We work together as a coordinated team to discuss and streamline occupancy processes. We also determine effective solutions to quickly and substantially improve the occupancy rate.</p> <p>This work group included Willie Hines (Associate Director), Greg Anderson (Senior Asset Manager), Beverly Johnson (Senior Asset Manager), Nyles Walker (Senior Asset Manager), Jim Wellman (Maintenance Director), Jim Hoeffler (Senior Maintenance Supervisor), Pat Schmidtknecht (Intake Manager) and Ken Barbeau (Director of Community Programs).</p> | <p>Ongoing, beginning in February 2018</p> |
| <p>Update as of 6/30/2020: Complete - Ongoing</p> | |
| <p>2. Scattered Sites Portfolio Assessment: Beginning in November 2018, HACM staff performed an Internal Assessment of HACM’s Scattered Sites portfolio (387 units).</p> | <p>November 2018 to Present</p> |
| <p>Update as of 6/30/2020: Ongoing. HACM is currently evaluating the scattered sites portfolio to see if a Section 18 Disposition Application will be feasible. Early reports find 329/387 units qualify as a “scattered site” under the HUD definition of non-contiguous. Our goal is to submit a Section 18 Disposition Application By 9/30/2020 to the SAC.</p> | |
| <p>3. 2018 Occupancy Initiative: Additionally, as of December 17, 2018, HACM’s Occupancy Work Group identified 127 vacant units in need of capital repairs. We allocated \$1,478,000 of Capital Funds to repair these 127 long-term vacant units during calendar year 2019. The scope of work for the units included but was not limited to the replacement of cabinets, countertops, cove base, floors, doors, tub surrounds, etc. With the success of the 2018 Occupancy Initiative, the agency has adopted a new best practice which includes our Maintenance Make Ready Team. The new unit turnover process is detailed on page 9 of the Recovery Plan.</p> | <p>Ongoing</p> |
| <p>Update as of 6/30/2020: Complete</p> | |

| MANAGEMENT: UNIT TURNOVER ACTION STEPS | Due By |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. Creation of a Centralized Maintenance Make-Ready Team that will be responsible for all physical work involved in turning units in preparation for occupancy (extermination, carpentry, painting, mechanical, minor repairs, cleaning). | 9/30/2019 |
| Update as of 6/30/2020: Complete - Ongoing | |
| 2. Site maintenance staff will now be freed up to focus on standard work orders. | 9/30/2019 |
| Update as of 6/30/2020: Complete - Ongoing | |
| 3. After initial review of the apartment, Maintenance Operations communicates expected unit turn completion dates to Property Manager so that property manager can begin to engage potential residents in setting up lease dates. | 10/31/2019 |
| Update as of 6/30/2020: Complete - Ongoing | |
| 4. Review and refine if necessary standardized procedures for identifying any units to be "on-hold" in PIC. | 3/31/2020 |
| Update as of 6/30/2020: Complete – Ongoing | |

| MANAGEMENT: LEASING AND COMPLIANCE ACTION STEPS | Due By |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. Establish a contract with an external PIC Specialist to ensure that any PIC errors are reconciled with HUD and corrected. We will keep the PIC Specialist on retainer and use as needed. | 9/30/2020 |
| Update as of 9/30/2020: Complete - Ongoing | |
| 2. Creation of a new Leasing and Compliance Department, with creation of two new positions (Leasing and Compliance Manager, Compliance Specialist and a Quality Control Specialist) along with the three existing Senior Housing Assistants (Recertification Clerks). <ul style="list-style-type: none"> Jennifer Shumpert – Leasing and Compliance Manager – Hired 1/2/2020 Rose Townsend – Compliance Specialist – Hired 7/27/2020 Lisa Park – Quality Control Specialist – Existing Staff Member | 9/30/2020 |
| Update as of 6/30/2020: Complete – Ongoing | |
| 3. Prepare standard process and/or reports for communication between Intake and Property Managers. | 2/28/2020 |
| Update as of 9/30/2020: Complete - Ongoing | |
| 4. Begin to perform periodic file audits. | 6/30/2020 |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| MANAGEMENT: LEASING AND COMPLIANCE ACTION STEPS – Greg Anderson 9/30/20 | Due By |
| Update as of 9/30/2020: We began doing our periodic tenant file folder audits in the first quarter of this year; we have ceased doing these audits due to Covid19. In the first quarter of 2020 we started our doing the file audits and discovered that there was no uniform order in which our document were placed into the files, so we stopped and created what we called “The Perfect File Folder”. We created and distributed a copy of this file to each of our management offices. We are hoping to resume our file folder audits during the fourth quarter of 2020. At the time that we ceased with our Audits, we had completed about 5% of our tenant file reviews. | |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| MANAGEMENT: INTAKE AND WAIT LIST MANAGEMENT ACTION STEPS | Due By |
| 1. HACM will continue to assess our waiting list and tenant selection processes to ensure they are efficient and will contribute to a quicker lease-up. | Ongoing |
| Update as of 6/30/2020: Complete – Ongoing. We continue to review our wait list management and Tenant selection procedures. At this point, we have not made any additional changes other than those described in #3 below. | |
| 2. By December 31, 2019, HACM will conduct a review of its tenant unit turndown policy to see if any change would make it more effective. HACM's current ACOP policy is that applicants are made a unit offer (usually from a development that had been pre-selected by the applicant as a preference) and if a household rejects the unit without good cause, they will be dropped from the waiting list. If they reject with good cause, they will remain on the waiting list. Good cause currently includes reasons related to health and proximity to work, school, or childcare. | 3/31/2020 |
| Update as of 9/30/2020: Complete – Ongoing. | |
| 3. HACM's Intake Section currently approves applicants and forwards applications to a housing development that had been identified by an applicant as their preference as soon as they are approved, so that managers always have a group of approved applicants that have expressed interest in their housing development to contact for vacancies. One suggestion has been that it may be better to centrally hold the approved applications and only forward to Property Managers when requested to fill an immediate or upcoming vacancy. By December 31, 2019, HACM will evaluate whether such a process change will reduce or increase the time to lease a unit and will implement it if it is beneficial. | 3/31/2020 |
| Update as of 9/30/2020: Complete - Ongoing | |

| MANAGEMENT: INTAKE AND WAIT LIST MANAGEMENT ACTION STEPS | Due By |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>4. HACM's intake section has not done a purge of its waiting list in several years, partially because applicants on the senior/disabled waiting list are fairly recent and the family waiting list was opened in late 2017. At this point, however, an increasing number of family applicants pulled off the waiting list have bad addresses. HACM's Intake section will do an update and purge of its waiting lists during calendar 2020.</p> | 6/30/2020 |
| <p>Update as of 9/30/2020: Not yet completed. Please note that this will be delayed beyond 6/30/2020 based on the status of the YARDI RENTCafé implementation as well as the delays due to the COVID-19 (coronavirus) pandemic. Once RENTCafé has been implemented, we will use their update feature to have residents update their information. HACM is plan for an implementation RENTCAFE' within the first quarter 2021.</p> | |
| <p>5. Evaluate whether to open public housing family wait list in 2020</p> | 6/30/2020 |
| <p>Update as of 9/30/2020: Based on current and projected needs for various bedroom sizes and the status of the wait list, it does not appear that we will need to open the family public housing wait list until early 2021. Planning will start in late 2020.</p> | |

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Occupancy Report

Included in Attachment 1 is the Occupancy Reports for July, August and September 2020. The report shows as of September 30, 2020 HACM has 209 vacant units with an occupancy rate of 89.99%.

Vacant Unit Turnover Reports

The third quarter 2020 average days vacant was Included in Attachment 2 is the Vacant Unit Turnover report. The report has 2 parts. The first part shows the average length of time vacant unit turnover stage. For units leased 07/01/2020 – 09/30/2020, the average days vacant is 324. The turnaround time is broken down into:

| | |
|-----------------|----------|
| Down Time | 2 Days |
| Make Ready Time | 289 Days |
| Lease-up Time | 33 Days |

Long-Term Vacancy Report

Included in Attachment 3 - HACM currently has a total of 152 units which have been vacant for a period of 90 days or more. The units vacant for 90 days or more has been reduced by 15 during the third quarter. Summary for the years is as follows; from 210 in Q1, 167 in Q2 and Q3 to 152. The breakout for the 152 units, are as followed.

| | |
|--------------------------------------|----|
| Apply for HUD Approved Vacancy | 0 |
| Make Ready in Progress | 66 |
| RAD Conversion Modernization Pending | 0 |
| Ready to Lease | 29 |
| Lease in Progress | 6 |
| Submit Application for Disposition | 51 |

Unit details are provided on Attachment 1.

Summary of Wait Lists as of 9/30/2020

Housing Authority of the City of Milwaukee
 Long Term Vacancy Report
 as of 06/30/2020

| Wait List | 1BR | 2BR | 3BR | 4BR | 5BR | 6BR | Total |
|---------------------------------------|-------|-----|-----|-----|-----|-----|-------|
| Public housing senior and/or disabled | 1,598 | 2 | | | | | 1,600 |
| Public housing family | 3,952 | 733 | 252 | 267 | 69 | | 5,705 |

Note: Please see an attachment standard YARDI report for wait list details (gender, race, etc.) by wait list and bedroom size.

Summary of Wait List Pull Activity during 2020

| | Quarter 1 2020 | | Quarter 2 2020 | | Quarter 3 2020 | | Quarter 4 2020 | | 2020 Totals | |
|--------------------------------------------------------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|
| | Public Housing Senior/ Disabled | Public Housing Family | Public Housing Senior/ Disabled | Public Housing Family | Public Housing Senior/ Disabled | Public Housing Family | Public Housing Senior/ Disabled | Public Housing Family | Public Housing Senior/ Disabled | Public Housing Family |
| # of applicants pulled off wait list | 297 | 493 | 0 | 391 | 144 | 0 | | | 441 | 884 |
| # of applicants that responded and were invited to forms meetings* | 129 | 0** | 0** | 104** | 48 | | | | 177 | 104 |
| # of applicants that attended forms meetings | 64 | 0** | 0** | 0** | | | | | 64 | 0 |
| # of applicants approved and transmitted to developments | 37 | 11 | 19 | 21 | 37 | 38 | | | 93 | 70 |

* - Note that invites to forms meetings may include re-invites from prior wait list pulls

**NOTE: Please note that PH Family Forms meetings that were originally scheduled during March 2020 were rescheduled and then eventually suspended until further notice due to the Governor's orders regarding COVID-19 (coronavirus) and group meetings. We are currently working using mail and email with all applicants that have been pulled off the wait list to have forms completed and signed. We have ordered protective equipment (sneeze guards, Etc.) that will allow us to resume in- person meetings once such equipment is in place.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 7/31/20

| UNITS | Spec Units | UMA | DEVELOPMENT | 1 BEDROOM | | | | 2 BEDROOM | | | | 3 BEDROOM | | | | 4 BEDROOM | | | | 5 BEDROOM | | | |
|-------------|------------|-------------|--------------------------|-----------|----------------|---------------|-----|-----------|----------------|---------------|-----|-----------|----------------|---------------|-----|-----------|----------------|---------------|-----|-----------|----------------|---------------|-----|
| | | | | TOT VAC | VAC HOLD APPRV | VAC HOLD PEND | RDY | TOT VAC | VAC HOLD APPRV | VAC HOLD PEND | RDY | TOT VAC | VAC HOLD APPRV | VAC HOLD PEND | RDY | TOT VAC | VAC HOLD APPRV | VAC HOLD PEND | RDY | TOT VAC | VAC HOLD APPRV | VAC HOLD PEND | RDY |
| 230 | 2 | 228 | 640E Arlington Court | 18 | 0 | 0 | 3 | | | | | | | | | | | | | | | | |
| 51 | | 51 | 105F Carver Park | | | | | | | | | 2 | 0 | 0 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | |
| 69 | | 69 | 693F Cherry/SS | | | | | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | |
| 251 | 3 | 248 | 643E College Court | 26 | 8 | 3 | 6 | | | | | | | | | | | | | | | | |
| 56 | | 56 | 625F Highland Homes (SS) | | | | | | | | | 1 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | |
| 49 | | 49 | 681M/F Hillside Terrace | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | |
| 421 | | 421 | | 4 | 0 | 0 | 1 | 7 | 0 | 0 | 2 | 12 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | |
| 110 | 2 | 108 | 646M Lincoln Court | 9 | 0 | 0 | 2 | | | | | | | | | | | | | | | | |
| 230 | | 230 | 647M Locust Court | 29 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| 100 | 2 | 98 | 649E Mitchell Court | 7 | 0 | 0 | 1 | | | | | | | | | | | | | | | | |
| 180 | | 180 | 650M Riverview | 8 | 5 | 1 | 0 | | | | | | | | | | | | | | | | |
| 380 | 1 | 379 | 671F Parklawn | 2 | 1 | 0 | 0 | 30 | 11 | 0 | 12 | 13 | 5 | 0 | 13 | | | | | | | | |
| 141 | | 141 | 691F SS (N&W) | | | | | 4 | 0 | 0 | 0 | 12 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | |
| 56 | | 56 | 694F SS Milwaukee | | | | | | | | | 6 | 2 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | |
| 64 | | 64 | 688F Southside SS | | | | | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | |
| 2388 | 10 | 2378 | SUBTOTALS: | | | | | | | | | | | | | | | | | | | | |
| | | | ELDERLY | 111 | 13 | 4 | 12 | 0 | 0 | 0 | 0 | | | | | | | | | | | | |
| | | | FAMILY | 6 | 1 | 0 | 1 | 41 | 11 | 0 | 14 | 65 | 9 | 2 | 13 | 9 | 1 | 4 | 0 | 5 | 0 | 0 | |

| VACANT SUBTOTALS | | TOT | VAC HOLD APPRV | OCCUPANCY RATE |
|------------------------|------------|------------|----------------|----------------|
| ELDERLY | FAMILY | | | |
| 18 | | 18 | 0 | 92.11% |
| | 4 | 4 | 0 | 92.16% |
| | 8 | 8 | 0 | 88.41% |
| 26 | | 26 | 8 | 92.74% |
| | 7 | 7 | 0 | 87.50% |
| 5 | | 5 | 0 | |
| | 25 | 25 | 0 | 95.25% |
| 9 | | 9 | 0 | 91.67% |
| 29 | | 29 | 0 | 87.39% |
| 7 | | 7 | 0 | 92.86% |
| 8 | | 8 | 5 | 98.33% |
| | 45 | 45 | 17 | 92.61% |
| | 17 | 17 | 3 | 90.07% |
| | 8 | 8 | 2 | 89.29% |
| | 16 | 16 | 0 | 75.00% |
| TOTAL VACANTS | 102 | 130 | 232 | |
| PREVIOUS REPORT | 122 | 133 | 255 | |

| TOTAL VACANT DWELLING | | | | TOTAL MINUS VAC HOLD APPRV | | |
|-----------------------------|---------|-----|--------|----------------------------|-----|-------|
| UNITS | VAC | % | | Vac Hold Apprv | VAC | % |
| 1150 | ELDERLY | 102 | 8.87% | 13 | 89 | 7.74% |
| 1238 | FAMILY | 130 | 10.50% | 22 | 108 | 8.72% |
| 2388 | TOTAL | 232 | 9.72% | 35 | 197 | 8.25% |
| TOTAL OCCUPANCY RATE | | | | 90.28% | | |

**VACANT UNIT TURNAROUND REPORT
JULY 2020**

| | | |
|-------------------------|----|------------|
| Arlington Court | | 230 |
| Total Vacancies | 18 | |
| Downtime | | |
| Make Ready | 13 | |
| Lease Up in Progress | 3 | |
| Leasing Date Identified | | |
| Special Use | 2 | |

| | | |
|-------------------------|----|------------|
| Locust Court | | 230 |
| Total Vacancies | 29 | |
| Downtime | 0 | |
| Make Ready | 29 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|-----------|
| Carver Park | | 51 |
| Total Vacancies | 4 | |
| Downtime | 0 | |
| Make Ready | 1 | |
| Lease Up in Progress | 3 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|------------|
| Mitchell Court | | 100 |
| Total Vacancies | 7 | |
| Downtime | 0 | |
| Make Ready | 5 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|---|-----------|
| Cherry Court SS | | 69 |
| Total Vacancies | 8 | |
| Downtime | 0 | |
| Make Ready | 8 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|----------------------------------------------|----|------------|
| Scattered Sites - North & West SS | | 141 |
| Total Vacancies | 17 | |
| Downtime | 0 | |
| Make Ready | 17 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| College Court | | 251 |
| Total Vacancies | 26 | |
| Downtime | 0 | |
| Make Ready | 19 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 4 | |
| Special Use | 3 | |

| | | |
|------------------------------------|---|-----------|
| Scattered Sites - Milwaukee | | 56 |
| Total Vacancies | 8 | |
| Downtime | 0 | |
| Make Ready | 8 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|--------------------------|---|-----------|
| Highland Homes SS | | 56 |
| Total Vacancies | 7 | |
| Downtime | 0 | |
| Make Ready | 7 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| Parklawn | | 380 |
| Total Vacancies | 45 | |
| Downtime | 0 | |
| Make Ready | 29 | |
| Lease Up in Progress | 13 | |
| Leasing Date Identified | 2 | |
| Special Use | 1 | |

| | | |
|-------------------------|----|------------|
| Hillside Terrace | | 470 |
| Total Vacancies | 30 | |
| Downtime | 0 | |
| Make Ready | 26 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 4 | |

| | | |
|-------------------------|---|------------|
| Riverview | | 180 |
| Total Vacancies | 8 | |
| Downtime | 0 | |
| Make Ready | 8 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|------------|
| Lincoln Court | | 110 |
| Total Vacancies | 9 | |
| Downtime | 0 | |
| Make Ready | 7 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|----|-----------|
| Southside SS | | 64 |
| Total Vacancies | 16 | |
| Downtime | 0 | |
| Make Ready | 16 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | |
|--------------------------------------|------------|
| Downtime Total | 0 |
| Make Ready Total | 193 |
| Lease Up In Progress Total | 32 |
| Leasing Date Identified Total | 10 |
| Special Use | 10 |

| | |
|----------------------|------------|
| Vacancy Total | 232 |
|----------------------|------------|

| | |
|-----------------------|---------------|
| Total Units | 2388 |
| Occupancy Rate | 90.28% |

**VACANT UNIT TURNAROUND REPORT
AUGUST 2020**

| | | |
|-------------------------|----|------------|
| Arlington Court | | 230 |
| Total Vacancies | 22 | |
| Downtime | 0 | |
| Make Ready | 16 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 4 | |
| Special Use | 2 | |

| | | |
|-------------------------|----|------------|
| Locust Court | | 230 |
| Total Vacancies | 29 | |
| Downtime | 0 | |
| Make Ready | 17 | |
| Lease Up in Progress | 12 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|-----------|
| Carver Park | | 51 |
| Total Vacancies | 5 | |
| Downtime | 0 | |
| Make Ready | 2 | |
| Lease Up in Progress | 3 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|------------|
| Mitchell Court | | 100 |
| Total Vacancies | 8 | |
| Downtime | 0 | |
| Make Ready | 4 | |
| Lease Up in Progress | 2 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|---|-----------|
| Cherry Court SS | | 69 |
| Total Vacancies | 6 | |
| Downtime | 0 | |
| Make Ready | 6 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|----------------------------------------------|----|------------|
| Scattered Sites - North & West SS | | 140 |
| Total Vacancies | 17 | |
| Downtime | 0 | |
| Make Ready | 17 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| College Court | | 251 |
| Total Vacancies | 30 | |
| Downtime | 0 | |
| Make Ready | 25 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 2 | |
| Special Use | 3 | |

| | | |
|------------------------------------|---|-----------|
| Scattered Sites - Milwaukee | | 56 |
| Total Vacancies | 8 | |
| Downtime | 0 | |
| Make Ready | 8 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|--------------------------|---|-----------|
| Highland Homes SS | | 56 |
| Total Vacancies | 7 | |
| Downtime | 0 | |
| Make Ready | 7 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| Parklawn | | 380 |
| Total Vacancies | 46 | |
| Downtime | 0 | |
| Make Ready | 26 | |
| Lease Up in Progress | 17 | |
| Leasing Date Identified | 2 | |
| Special Use | 1 | |

| | | |
|-------------------------|----|------------|
| Hillside Terrace | | 470 |
| Total Vacancies | 30 | |
| Downtime | 0 | |
| Make Ready | 28 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 2 | |

| | | |
|-------------------------|----|------------|
| Riverview | | 180 |
| Total Vacancies | 11 | |
| Downtime | 0 | |
| Make Ready | 11 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|------------|
| Lincoln Court | | 110 |
| Total Vacancies | 9 | |
| Downtime | 0 | |
| Make Ready | 5 | |
| Lease Up in Progress | 2 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|----|-----------|
| Southside SS | | 64 |
| Total Vacancies | 17 | |
| Downtime | 0 | |
| Make Ready | 17 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | |
|--------------------------------------|------------|
| Downtime Total | 0 |
| Make Ready Total | 189 |
| Lease Up In Progress Total | 36 |
| Leasing Date Identified Total | 10 |
| Special Use | 10 |

| | |
|----------------------|------------|
| Vacancy Total | 245 |
|----------------------|------------|

| | |
|-----------------------|---------------|
| Total Units | 2387 |
| Occupancy Rate | 89.74% |

**VACANT UNIT TURNAROUND REPORT
SEPTEMBER 2020**

| | | |
|-------------------------|----|------------|
| Arlington Court | | 230 |
| Total Vacancy | 20 | |
| Downtime | 0 | |
| Make Ready | 15 | |
| Lease Up in Progress | 2 | |
| Leasing Date Identified | 1 | |
| Special Use | 2 | |

| | | |
|-------------------------|----|------------|
| Locust Court | | 230 |
| Total Vacancy | 27 | |
| Downtime | 0 | |
| Make Ready | 24 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 3 | |

| | | |
|-------------------------|---|-----------|
| Carver Park | | 51 |
| Total Vacancy | 5 | |
| Downtime | 0 | |
| Make Ready | 1 | |
| Lease Up in Progress | 4 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|---|------------|
| Mitchell Court | | 100 |
| Total Vacancy | 5 | |
| Downtime | 0 | |
| Make Ready | 0 | |
| Lease Up in Progress | 3 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|---|-----------|
| Cherry Court SS | | 69 |
| Total Vacancy | 5 | |
| Downtime | 0 | |
| Make Ready | 5 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|----------------------------------------------|----|------------|
| Scattered Sites - North & West SS | | 140 |
| Total Vacancy | 17 | |
| Downtime | 0 | |
| Make Ready | 17 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| College Court | | 251 |
| Total Vacancy | 31 | |
| Downtime | 0 | |
| Make Ready | 18 | |
| Lease Up in Progress | 9 | |
| Leasing Date Identified | 1 | |
| Special Use | 3 | |

| | | |
|------------------------------------|---|-----------|
| Scattered Sites - Milwaukee | | 56 |
| Total Vacancy | 8 | |
| Downtime | 0 | |
| Make Ready | 8 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|--------------------------|---|-----------|
| Highland Homes SS | | 56 |
| Total Vacancy | 6 | |
| Downtime | 0 | |
| Make Ready | 6 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| Parklawn | | 380 |
| Total Vacancy | 45 | |
| Downtime | 0 | |
| Make Ready | 22 | |
| Lease Up in Progress | 12 | |
| Leasing Date Identified | 10 | |
| Special Use | 1 | |

| | | |
|-------------------------|----|------------|
| Hillside Terrace | | 470 |
| Total Vacancy | 32 | |
| Downtime | 0 | |
| Make Ready | 29 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 3 | |

| | | |
|-------------------------|----|------------|
| Riverview | | 180 |
| Total Vacancy | 11 | |
| Downtime | 0 | |
| Make Ready | 11 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | | |
|-------------------------|----|------------|
| Lincoln Court | | 110 |
| Total Vacancy | 11 | |
| Downtime | 0 | |
| Make Ready | 5 | |
| Lease Up in Progress | 4 | |
| Leasing Date Identified | 0 | |
| Special Use | 2 | |

| | | |
|-------------------------|----|-----------|
| Southside SS | | 64 |
| Total Vacancy | 16 | |
| Downtime | 0 | |
| Make Ready | 16 | |
| Lease Up in Progress | 0 | |
| Leasing Date Identified | 0 | |

| | |
|--------------------------------------|------------|
| Downtime Total | 0 |
| Make Ready Total | 177 |
| Lease Up In Progress Total | 34 |
| Leasing Date Identified Total | 18 |
| Special Use | 10 |

| | |
|----------------------|------------|
| Vacancy Total | 239 |
|----------------------|------------|

| | |
|-----------------------|---------------|
| Total Units | 2387 |
| Occupancy Rate | 89.99% |

Average Turnaround Time for units leased 01/01/2020 - 09/30/2020

| AMP ID NUMBER | DEVELOPMENT NAME | TIME PERIOD | UNITS LEASED | DOWN TIME | MAKE READY TIME | LEASEUP TIME | Days Vacant |
|--------------------|-------------------------|-------------|--------------|-----------|-----------------|--------------|-------------|
| WI002 | HACM Total | YTD | 165 | 7 | 249 | 31 | 286 |
| | | Q1 2020 | 37 | 13 | 226 | 14 | 253 |
| | | Q2 2020 | 65 | 8 | 223 | 38 | 269 |
| | | Q3 2020 | 63 | 2 | 289 | 33 | 324 |
| WI002000013 | Arlington Court | YTD | 23 | 13 | 130 | 35 | 178 |
| | | Q1 2020 | 1 | 4 | 248 | 48 | 300 |
| | | Q2 2020 | 9 | 32 | 160 | 37 | 228 |
| | | Q3 2020 | 13 | 1 | 100 | 33 | 134 |
| WI002000011 | College Court | YTD | 21 | 0 | 131 | 26 | 157 |
| | | Q1 2020 | 5 | 0 | 160 | 19 | 180 |
| | | Q2 2020 | 10 | 0 | 144 | 32 | 175 |
| | | Q3 2020 | 6 | 0 | 84 | 23 | 107 |
| WI002000001 | Hillside Terrace | YTD | 30 | 22 | 229 | 17 | 269 |
| | | Q1 2020 | 11 | 44 | 190 | 4 | 238 |
| | | Q2 2020 | 10 | 8 | 266 | 33 | 307 |
| | | Q3 2020 | 9 | 11 | 237 | 16 | 264 |
| WI002000019 | Lincoln Court | YTD | 13 | 7 | 174 | 52 | 233 |
| | | Q1 2020 | 1 | 3 | 289 | 38 | 330 |
| | | Q2 2020 | 10 | 7 | 173 | 55 | 235 |
| | | Q3 2020 | 2 | 6 | 117 | 49 | 172 |
| WI002000015 | Locust Court | YTD | 20 | 1 | 158 | 25 | 184 |
| | | Q1 2020 | 6 | 0 | 168 | 7 | 175 |
| | | Q2 2020 | 4 | 0 | 156 | 82 | 239 |
| | | Q3 2020 | 10 | 2 | 153 | 13 | 168 |
| WI002000017 | Mitchell Court | YTD | 5 | 3 | 218 | 0 | 221 |
| | | Q1 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q2 2020 | 4 | 3 | 237 | 0 | 240 |
| | | Q3 2020 | 1 | 1 | 144 | 1 | 146 |
| WI002000007 | Parklawn | YTD | 30 | 1 | 306 | 54 | 361 |
| | | Q1 2020 | 8 | 0 | 248 | 31 | 278 |

| AMP ID NUMBER | DEVELOPMENT NAME | TIME PERIOD | UNITS LEASED | DOWN TIME | MAKE READY TIME | LEASEUP TIME | Days Vacant |
|--------------------|-----------------------------------------|-------------|--------------|------------|-----------------|--------------|-------------|
| | | Q2 2020 | 13 | 1 | 293 | 44 | 338 |
| | | Q3 2020 | 9 | 2 | 377 | 88 | 467 |
| WI002000062 | Riverview | YTD | 4 | 0 | 107 | 5 | 112 |
| | | Q1 2020 | 2 | 1 | 75 | 1 | 76 |
| | | Q2 2020 | 1 | 0 | 218 | 3 | 221 |
| | | Q3 2020 | 1 | 0 | 60 | 13 | 73 |
| WI002000063 | Scattered Sites - Cherry Court | YTD | 6 | 0 | 410 | 18 | 788 |
| | | Q1 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q2 2020 | 2 | 0 | 655 | 10 | 665 |
| | | | 4 | 0 | 287 | 22 | 849 |
| WI002000060 | Scattered Sites - Highland Homes | YTD | 2 | 3 | 587 | 1 | 591 |
| | | Q1 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q2 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q3 2020 | 2 | 3 | 587 | 1 | 591 |
| WI002000010 | Scattered Sites - Milwaukee | YTD | 1 | 1 | 825 | 1 | 827 |
| | | Q1 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q2 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q3 2020 | 1 | 1 | 825 | 1 | 827 |
| WI002000016 | Scattered Sites - North/West | YTD | 6 | 10 | 590 | 40 | 640 |
| | | Q1 2020 | 1 | 0 | 383 | 3 | 386 |
| | | Q2 2020 | 1 | 58 | 118 | 0 | 176 |
| | | Q3 2020 | 4 | 0 | 760 | 59 | 819 |
| WI002000061 | Scattered Sites - South | YTD | 3 | 0 | 645 | 2 | 647 |
| | | Q1 2020 | 2 | 0 | 702 | 2 | 704 |
| | | Q2 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q3 2020 | 1 | 0 | 531 | 2 | 533 |
| WI002000046 | Townhomes at Carver Park | YTD | 0 | N/A | N/A | N/A | N/A |
| | | Q1 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q2 2020 | 0 | N/A | N/A | N/A | N/A |
| | | Q3 2020 | 0 | N/A | N/A | N/A | N/A |

| AMP ID NUMBER | DEV # | DEVELOPMENT NAME | APARTMENT NUMBER | UNIT | BEDROOM SIZE | ADDRESS | DATE VACATED | DAYS VACANT | PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY | DATE ACTION WILL BE COMPLETED |
|---------------|-------|-------------------|------------------|--------|--------------|------------------------------|--------------|-------------|-------------------------------------------------|-------------------------------|
| WI002000013 | 640 | ARLINGTON | 604 | 640044 | 1 | 1633 N ARLINGTON PLACE | 7/1/2020 | 91 | Make Ready in Progress | |
| WI002000013 | 640 | ARLINGTON | 2306 | 640216 | 1 | 1633 N ARLINGTON PLACE | 5/22/2020 | 131 | Make Ready in Progress | |
| WI002000013 | 640 | ARLINGTON | 302 | 640012 | 1 | 1633 N ARLINGTON PLACE | 5/8/2020 | 145 | Lease in Progress | |
| WI002000013 | 640 | ARLINGTON | 908 | 640078 | 1 | 1633 N ARLINGTON PLACE | 2/3/2020 | 240 | Ready to Lease | 10/1/2020 |
| WI002000011 | 643 | COLLEGE COURT | 802 | 643067 | 1 | 3334 W HIGHLAND BLVD | 7/1/2020 | 91 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 1220 | 643241 | 1 | 3334 W HIGHLAND BLVD | 6/23/2020 | 99 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 902 | 643077 | 1 | 3334 W HIGHLAND BLVD | 6/5/2020 | 117 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 611 | 643172 | 1 | 3334 W HIGHLAND BLVD | 4/16/2020 | 167 | Ready to Lease | |
| WI002000011 | 643 | COLLEGE COURT | 505 | 643040 | 1 | 3334 W HIGHLAND BLVD | 4/9/2020 | 174 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 713 | 643184 | 1 | 3334 W HIGHLAND BLVD | 4/1/2020 | 182 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 1204 | 643109 | 1 | 3334 W HIGHLAND BLVD | 3/9/2020 | 205 | Ready to Lease | |
| WI002000011 | 643 | COLLEGE COURT | 506 | 643041 | 1 | 3334 W HIGHLAND BLVD | 1/31/2020 | 243 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 1114 | 643225 | 1 | 3334 W HIGHLAND BLVD | 12/31/2019 | 274 | Ready to Lease | |
| WI002000011 | 643 | COLLEGE COURT | 910 | 643085 | 1 | 3334 W HIGHLAND BLVD | 12/19/2019 | 286 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 719 | 643190 | 1 | 3334 W HIGHLAND BLVD | 12/9/2019 | 296 | Ready to Lease | |
| WI002000011 | 643 | COLLEGE COURT | 720 | 643191 | 1 | 3334 W HIGHLAND BLVD | 12/5/2019 | 300 | Lease in Progress | 10/1/2020 |
| WI002000011 | 643 | COLLEGE COURT | 617 | 643178 | 1 | 3334 W HIGHLAND BLVD | 11/12/2019 | 323 | Make Ready in Progress | |
| WI002000011 | 643 | COLLEGE COURT | 519 | 643170 | 1 | 3334 W HIGHLAND BLVD | 10/7/2019 | 359 | Ready to Lease | |
| WI002000011 | 643 | COLLEGE COURT | 1010 | 643095 | 1 | 3334 W HIGHLAND BLVD | 10/7/2019 | 359 | Ready to Lease | |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620301 | 5 | 1832 N 13 St | 4/15/2020 | 168 | Submit Application for Disposition | 6/30/2021 |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620346 | 5 | 1205 N 19TH ST | 12/18/2019 | 287 | Submit Application for Disposition | 6/30/2021 |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620354 | 3 | 2445 N 22ND ST | 7/25/2019 | 433 | Submit Application for Disposition | 6/30/2021 |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620326 | 5 | 1331 W KNEELAND ST | 6/16/2019 | 472 | Submit Application for Disposition | 6/30/2021 |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620324 | 5 | 1623 W VINE ST | 10/1/2018 | 730 | Submit Application for Disposition | 6/30/2021 |
| WI002000060 | 625 | HIGHLAND HOMES SS | | 620333 | 4 | 2427 N 35 ST | 4/2/2018 | 912 | Submit Application for Disposition | 6/30/2021 |
| WI002000001 | 681 | HILLSIDE TERRACE | 444 | 681444 | 3 | 1555 N. 8TH ST. | 06/30/20 | 92 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 514 | 681514 | 2 | 803 W. SOMERS ST. | 06/22/20 | 100 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 437 | 681437 | 3 | 715 W. Galena St | 06/17/20 | 105 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 474 | 681474 | 3 | 1555 N. 8TH ST. | 06/09/20 | 113 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 492 | 681492 | 3 | 825 W. GALENA ST. | 05/08/20 | 145 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 473 | 681473 | 3 | 1555 N. 8TH ST. | 05/04/20 | 149 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 173 | 681173 | 1 | 1526 N. 6TH PL. | 05/04/20 | 149 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 458 | 681458 | 3 | 704 W. SOMERS ST. | 05/01/20 | 152 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 6F | 681275 | 1 | 1545 N. 7TH ST | 04/21/20 | 162 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 230 | 681230 | 2 | 1554 N. 7TH ST. | 04/03/20 | 180 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 502 | 681502 | 5 | 1528 N. 9th St. | 03/27/20 | 187 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 126 | 681126 | 1 | 671 W. REV CECIL FISHER LANE | 03/18/20 | 196 | Make Ready in Progress | |
| WI002000001 | 681 | HILLSIDE TERRACE | 223 | 681223 | 2 | 1548 N. 7TH ST | 03/11/20 | 203 | Make Ready in Progress | |

| AMP ID NUMBER | DEV # | DEVELOPMENT NAME | APARTMENT NUMBER | UNIT | BEDROOM SIZE | ADDRESS | DATE VACATED | DAYS VACANT | PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY | DATE ACTION WILL BE COMPLETED |
|---------------|-------|------------------------|------------------|--------|--------------|---------------------|--------------|-------------|-------------------------------------------------|-------------------------------|
| W1002000001 | 681 | HILLSIDE TERRACE | 598 | 681598 | 2 | 811 W. VLIET ST | 03/02/20 | 212 | Ready to Lease | |
| W1002000001 | 681 | HILLSIDE TERRACE | 443 | 681443 | 3 | 1554 N. 8TH ST. | 03/02/20 | 212 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 5B | 681271 | 1 | 1545 N. 7TH ST | 02/27/20 | 216 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 565 | 681565 | 3 | 1438 N. 9TH ST | 02/25/20 | 218 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 63 | 681063 | 1 | 629 W. KNEELAND ST. | 01/28/20 | 246 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 6A | 681280 | 1 | 1545 N. 7TH ST | 01/06/20 | 268 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 467 | 681467 | 3 | 1547 N. 8TH ST. | 11/19/2019 | 316 | Make Ready in Progress | |
| W1002000001 | 681 | HILLSIDE TERRACE | 557 | 681557 | 2 | 853 W. SOMERS ST | 11/05/19 | 330 | Ready to Lease | |
| W1002000001 | 681 | HILLSIDE TERRACE | 560 | 681560 | 2 | 853 W. Somers | 09/11/19 | 385 | Ready to Lease | |
| W1002000064 | 693 | HOPE VI SS (CHERRY CT) | | 693018 | 3 | 2618 N 23 St | 5/15/2020 | 138 | Submit Application for Disposition | 6/30/2021 |
| W1002000064 | 693 | HOPE VI SS (CHERRY CT) | | 693069 | 5 | 6158 N 40TH ST | 12/13/2019 | 292 | Submit Application for Disposition | 6/30/2021 |
| W1002000063 | 693 | HOPE VI SS (CHERRY CT) | | 693012 | 3 | 1502 N 28TH ST | 12/4/2018 | 666 | Submit Application for Disposition | 6/30/2021 |
| W1002000063 | 693 | HOPE VI SS (CHERRY CT) | | 693065 | 3 | 3610 W HAMPTON AVE | 10/24/2018 | 707 | Submit Application for Disposition | 6/30/2021 |
| W1002000063 | 693 | HOPE VI SS (CHERRY CT) | | 693025 | 3 | 2645 N 20TH ST | 10/24/2018 | 707 | Submit Application for Disposition | 6/30/2021 |
| W1002000019 | 646 | LINCOLN COURT | 205 | 646005 | 1 | 2325 S HOWELL AVE | 06/01/20 | 121 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 1105 | 647095 | 1 | 1350 E LOCUST ST | 7/1/2020 | 91 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 210 | 647010 | 1 | 1350 E LOCUST ST | 6/29/2020 | 93 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 2407 | 647227 | 1 | 1350 E LOCUST ST | 6/25/2020 | 97 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 1003 | 647083 | 1 | 1350 E LOCUST ST | 6/8/2020 | 114 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 1101 | 647091 | 1 | 1350 E LOCUST ST | 6/1/2020 | 121 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 2105 | 647195 | 1 | 1350 E LOCUST ST | 5/13/2020 | 140 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 1301 | 647111 | 1 | 1350 E LOCUST ST | 5/7/2020 | 146 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 402 | 647022 | 1 | 1350 E LOCUST ST | 3/9/2020 | 205 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 1903 | 647173 | 1 | 1350 E LOCUST ST | 3/9/2020 | 205 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 1108 | 647098 | 1 | 1350 E LOCUST ST | 3/9/2020 | 205 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 2410 | 647230 | 1 | 1350 E LOCUST ST | 3/2/2020 | 212 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 810 | 647070 | 1 | 1350 E LOCUST ST | 1/9/2020 | 265 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 2110 | 647200 | 1 | 1350 E LOCUST ST | 1/2/2020 | 272 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 1604 | 647144 | 1 | 1350 E LOCUST ST | 1/1/2020 | 273 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 1803 | 647214 | 1 | 1350 E LOCUST ST | 12/10/2019 | 295 | Ready to Lease | |
| W1002000015 | 647 | LOCUST COURT | 2304 | 647163 | 1 | 1350 E LOCUST ST | 12/8/2019 | 297 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 204 | 647004 | 1 | 1350 E LOCUST ST | 12/2/2019 | 303 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 202 | 647002 | 1 | 1350 E LOCUST ST | 12/2/2019 | 303 | Make Ready in Progress | |
| W1002000015 | 647 | LOCUST COURT | 903 | 647073 | 1 | 1350 E LOCUST ST | 11/13/2019 | 322 | Ready to Lease | |
| W1002000010 | 694 | MILWAUKEE SS | | 690707 | 4 | 3221 N 34 St | 11/04/19 | 331 | Submit Application for Disposition | 6/30/2021 |
| W1002000010 | 694 | MILWAUKEE SS | | 664905 | 3 | 2355 N 6 St | 04/26/19 | 523 | Submit Application for Disposition | 6/30/2021 |
| W1002000010 | 694 | MILWAUKEE SS | | 690708 | 4 | 3209 N 34 St | 03/04/19 | 576 | Submit Application for Disposition | 6/30/2021 |

| AMP ID NUMBER | DEV # | DEVELOPMENT NAME | APARTMENT NUMBER | UNIT | BEDROOM SIZE | ADDRESS | DATE VACATED | DAYS VACANT | PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY | DATE ACTION WILL BE COMPLETED |
|---------------|-------|------------------|------------------|--------|--------------|--------------------------|--------------|-------------|-------------------------------------------------|-------------------------------|
| WI002000010 | 694 | MILWAUKEE SS | | 690508 | 3 | 2144 N. Holton | 10/01/18 | 730 | Submit Application for Disposition | 6/30/2021 |
| WI002000010 | 694 | MILWAUKEE SS | | 664937 | 3 | 2336 N Booth | 08/12/18 | 780 | Submit Application for Disposition | 6/30/2021 |
| WI002000010 | 694 | MILWAUKEE SS | | 690638 | 3 | 3356 N. 22nd St. | 09/03/17 | 1123 | Submit Application for Disposition | 6/30/2021 |
| WI002000010 | 694 | MILWAUKEE SS | | 690578 | 3 | 4987 N 58 St | 06/12/14 | 2302 | Submit Application for Disposition | 6/30/2021 |
| WI002000010 | 694 | MILWAUKEE SS | | 690562 | 3 | 2788 S. Superior | 07/01/06 | 5205 | Submit Application for Disposition | 6/30/2021 |
| WI002000017 | 649 | MITCHELL COURT | 309 | 649019 | 1 | 2600 W NATIONAL AVE | 07/01/20 | 91 | Make Ready in Progress | |
| WI100200017 | 649 | MITCHELL COURT | 705 | 649055 | 1 | 2600 W NATIONAL AVE | 06/30/20 | 92 | Make Ready in Progress | |
| WI002000016 | 691 | NORTH & WEST SS | | 690717 | 3 | 5401 W. Silver Spring Dr | 03/10/20 | 204 | Submit Application for Disposition | 6/30/2021 |
| WI002000010 | 691 | NORTH & WEST SS | | 664961 | 2 | 2811 N 18 St | 03/02/20 | 212 | Submit Application for Disposition | 7/1/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664942 | 3 | 5311 N 35 St | 01/14/20 | 260 | Submit Application for Disposition | 7/2/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664917 | 3 | 3160 N 28 St | 12/05/19 | 300 | Submit Application for Disposition | 7/3/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690741 | 3 | 2502 N 39 St | 11/21/19 | 314 | Submit Application for Disposition | 7/4/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690014 | 3 | 1997 W. Lawrence | 11/07/19 | 328 | Submit Application for Disposition | 7/5/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690020 | 3 | 1975 W. Congress | 06/03/19 | 485 | Submit Application for Disposition | 7/6/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690722 | 3 | 1014 W Keefe | 05/31/19 | 488 | Submit Application for Disposition | 7/7/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664941 | 3 | 3537 N 9 St | 05/13/19 | 506 | Submit Application for Disposition | 7/8/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690002 | 3 | 1917 W. Cornell St | 04/02/19 | 547 | Submit Application for Disposition | 7/9/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690309 | 3 | 8948 W WINFIELD AVE | 04/02/19 | 547 | Submit Application for Disposition | 7/10/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690004 | 3 | 1925 W. Cornell St | 03/15/19 | 565 | Submit Application for Disposition | 7/11/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690314 | 3 | 5019 N 67 St | 01/08/19 | 631 | Submit Application for Disposition | 7/12/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664957 | 2 | 2806 N 17 | 12/05/18 | 665 | Submit Application for Disposition | 7/13/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664954 | 2 | 3207 N 12 St | 12/01/18 | 669 | Submit Application for Disposition | 7/14/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 664955 | 2 | 3216 N 13 St | 09/06/18 | 755 | Submit Application for Disposition | 7/15/2021 |
| WI002000016 | 691 | NORTH & WEST SS | | 690710 | 4 | 3156 N 24 PL | 06/20/17 | 1198 | Submit Application for Disposition | 7/16/2021 |
| WI002000007 | 671 | PARKLAWN | 365 | 671365 | 3 | 4309 W. OLIVE WAY | 06/30/20 | 92 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 329 | 671329 | 2 | 4231 N 44TH WAY | 06/15/20 | 107 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 90 | 671090 | 3 | 4604 W OLIVE WAY | 06/15/20 | 107 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 18 | 671018 | 2 | 4357 N 46TH ST | 06/15/20 | 107 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 152 | 671152 | 2 | 4216 N. 47TH | 06/08/20 | 114 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 103 | 671103 | 2 | 4270 N. 47TH ST | 05/08/20 | 145 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 414 | 671414 | 2 | 4325 N. SHERMAN | 05/01/20 | 152 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 374 | 671374 | 2 | 4221 N. SHERMAN | 04/15/20 | 168 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 461 | 671461 | 3 | 4330 W. MARION ST | 03/31/20 | 183 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 7 | 671007 | 2 | 4635 W. CONGRESS | 03/12/20 | 202 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 486 | 671486 | 3 | 4369 N. SHERMAN | 03/10/20 | 204 | Lease in Progress | |
| WI002000007 | 671 | PARKLAWN | 48 | 671048 | 2 | 4366 N. 47TH ST | 02/29/20 | 214 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 339 | 671339 | 3 | 4205 N 44TH WAY | 02/20/20 | 223 | Make Ready in Progress | |

| AMP ID NUMBER | DEV # | DEVELOPMENT NAME | APARTMENT NUMBER | UNIT | BEDROOM SIZE | ADDRESS | DATE VACATED | DAYS VACANT | PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY | DATE ACTION WILL BE COMPLETED |
|---------------|-------|------------------|------------------|--------|--------------|-------------------------|--------------|-------------|-------------------------------------------------|-------------------------------|
| WI002000007 | 671 | PARKLAWN | 89 | 671089 | 1 | 4263 N 46TH ST | 02/17/20 | 226 | Lease in Progress | |
| WI002000007 | 671 | PARKLAWN | 102 | 671102 | 2 | 4268 N 47TH | 01/15/20 | 259 | Ready to Lease | 10/1/2020 |
| WI002000007 | 671 | PARKLAWN | 473 | 671473 | 2 | 4341 W CONGRESS | 01/15/20 | 259 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 180 | 671180 | 2 | 4217 N 45 PL | 01/09/20 | 265 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 140 | 671140 | 2 | 4211 N 46 WAY | 12/26/19 | 279 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 142 | 671142 | 2 | 4207 N 46TH WAY | 11/01/19 | 334 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 144 | 671144 | 2 | 4614 W HOPE AVE | 10/28/19 | 338 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 196 | 671196 | 2 | 4226 N 46TH WAY | 10/03/19 | 363 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 409 | 671409 | 3 | 4337 N SHERMAN | 10/03/19 | 363 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 485 | 671485 | 3 | 4373 N SHERMAN | 10/02/19 | 364 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 494 | 671494 | 2 | 4310 W RICE WAY | 10/01/19 | 365 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 429 | 671429 | 3 | 4263 N SHERMAN | 09/04/19 | 392 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 35 | 671035 | 3 | 4630 W RICE WAY | 08/19/19 | 408 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 197 | 671197 | 2 | 4228 N 46 WAY | 08/01/19 | 426 | Lease in Progress | 10/1/2020 |
| WI002000007 | 671 | PARKLAWN | 503 | 671503 | 2 | 4334 W RICE WAY | 08/01/19 | 426 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 93 | 671093 | 2 | 4610 W OLIVE WAY | 07/31/19 | 427 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 4 | 671004 | 2 | 4641 W CONGRESS ST | 07/30/19 | 428 | Ready to Lease | |
| WI002000007 | 671 | PARKLAWN | 362 | 671362 | 2 | 4315 W OLIVE WAY | 07/17/19 | 441 | Lease in Progress | 10/1/2020 |
| WI002000007 | 671 | PARKLAWN | 412 | 671412 | 2 | 4329 N SHERMAN | 04/24/19 | 525 | Make Ready in Progress | |
| WI002000007 | 671 | PARKLAWN | 518 | 671518 | 3 | 4355 W CONGRESS | 04/04/19 | 545 | Make Ready in Progress | |
| WI002000062 | 650 | RIVERVIEW | 1202 | 650102 | 1 | 1300 E KANE PLACE | 06/29/20 | 93 | Make Ready in Progress | |
| WI002000062 | 650 | RIVERVIEW | 910 | 650080 | 1 | 1300 E KANE PLACE | 06/26/20 | 96 | Make Ready in Progress | |
| WI002000062 | 650 | RIVERVIEW | 1409 | 650129 | 1 | 1300 E KANE PLACE | 06/26/20 | 96 | Make Ready in Progress | |
| WI002000062 | 650 | RIVERVIEW | 1209 | 650109 | 1 | 1300 E KANE PLACE | 05/05/20 | 148 | Make Ready in Progress | |
| WI002000062 | 650 | RIVERVIEW | 707 | 650057 | 1 | 1300 E KANE PLACE | 04/30/20 | 153 | Make Ready in Progress | |
| WI002000061 | 688 | SOUTHSIDE SS | | 664915 | 3 | 1022 S 11 St | 02/28/20 | 215 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690042 | 3 | 1581 W. Plainfield Ave. | 01/27/20 | 247 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690574 | 4 | 4522 W CLEVELAND AVE | 11/05/19 | 330 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690036 | 3 | 1551 W PLAINFIELD AVE | 11/01/19 | 334 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690053 | 3 | 3117 S 72 St | 09/19/19 | 377 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690039 | 3 | 1563 W PLAINFIELD AVE | 09/09/19 | 387 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690049 | 3 | 1572 W PLAINFIELD AVE | 07/31/19 | 427 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690762 | 3 | 1624 S 31ST ST | 04/26/19 | 523 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690513 | 3 | 1227 W LAPHAM BLVD | 04/04/19 | 545 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690051 | 3 | 1582 W PLAINFIELD AVE | 11/05/18 | 695 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690233 | 3 | 2718 S 12 ST | 09/11/18 | 750 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690767 | 3 | 6630 HARRISON AVE | 09/06/18 | 755 | Submit Application for Disposition | 6/30/2021 |

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|---------------|-------|------------------|------------------|--------|--------------|--------------|--------------|-------------|-------------------------------------------------|-------------------------------|
| WI002000061 | 688 | SOUTHSIDE SS | | 690224 | 3 | 1310 S 23 ST | 08/31/18 | 761 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690249 | 3 | 5818 S 14 ST | 06/05/18 | 848 | Submit Application for Disposition | 6/30/2021 |
| WI002000061 | 688 | SOUTHSIDE SS | | 690235 | 3 | 2722 S 12 ST | 05/17/18 | 867 | Submit Application for Disposition | 6/30/2021 |

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