



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Oct. 2023</u>	<u>Nov. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	97.16 %	97.6%	^ 0.44%	^6.12%
Average Days Vacant	41 days	26 days	v 15 days	v 231 days
Move Outs	30	30	--	1234 total
Move Ins	21	44	^ 23	1357 total
Current Pending Evictions	13	16	^ 3	211 total*
Move Outs from Evictions	7	2	v 5	164 total*

**Since December 2022*

Narrative paragraph:

Our occupancy numbers INCREASED slightly during the month of **November 2023**.

Listed below are some of our efforts that we are doing 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 we are now offering the first month's rent free and the sixth month free with a commitment of a one-year lease.
- HACM will continue to ask residents that are moving out to complete a resident survey.
- HACM's Intake department has hired one additional Specialist and one temporary staff person to help them with the screening of new applicants.
- 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).
- Working with our HR team in identifying new talent for the turn team.
- HUD allow us to place several of our long-term vacancies into to a HOLD status – That approval allows HACM additional time to make repairs to our unit that needs 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 the properties in helping us to keep our properties free of debris, clean and sanitary.