



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>June 2023</u>	<u>July 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	96.45 %	95.80%	v 0.65%	v4.97%
Average Days Vacant	43 days	50days	^ 7 days	v257 days
Move Outs	30	27	v 3	1129 total
Move Ins	42	17	v 25	1237 total
Current Pending Evictions	15	12	v 3	157 total*
Move Outs from Evictions	3	5	^ 2	147 total*

**Since December 2022*

Narrative:

Our occupancy numbers fell slightly during the month of July due to due to a couple of factors 1) during the warmer months we typically experience more move outs 2) staff shortages are hampering our turnover time. Listed below are some of our efforts that we are doing to retain or attract new residents.

- We are continuing to offer one month's rent concession with a lease signing commitment of one year.
- We will continue to ask residents that are moving out to complete a resident survey.
- Staffing the turn team is still challenging (temporary positions) however, we are working with the Human Resource department and Accounting to make a few of these positions permanent.
- Our Intake department has committed to hiring 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.
- Working with our HR team in identifying new talent for the turn team.