



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Mar. 2023</u>	<u>Apr. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	95.25 %	95.64%	^ 0.39%	^ 4.16%
Average Days Vacant	37 days	49 days	^ 12 days	v208 days
Move Outs	33	18	v 15	1036 total
Move Ins	31	24	v 7	1140 total
Current Pending Evictions	8	9	^ 1	136 total*
Move Outs from Evictions	8	1	v 7	37 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 49 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.