



# HACM Operations

## RECOVERY PLAN MONTHLY UPDATE

	<u>Dec. 2023</u>	<u>Jan. 2024</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	97.78 %	97.25%	v 0.53%	v 5.7%
Average Days Vacant	36 days	35 days	v 1 day	v 222 days
Move Outs	15	26	^ 11	1260 total
Move Ins	25	28	^ 3	1385 total
Current Pending Evictions	14	4	v 10	215 total*
Move Outs from Evictions	9	9	----	173 total*

*\*Since December 2022*

Narrative paragraph:

Our occupancy numbers remained slightly above 97% during the month of **January 2024**.

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 do exit interviews with tenants that chose to move.
- 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 allowed 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 most of our properties in helping us to keep our properties free of debris, clean and sanitary, to date we have filled three of those positions.
- HACM has hired a third-party contractor to help us with our Pest Management work order requests.