



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Nov. 2023</u>	<u>Dec. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	97.6 %	97.78%	^ 0.18%	^ 6.3%
Average Days Vacant	26 days	36 days	^ 10 days	v 221 days
Move Outs	30	15	v 15	1249 total
Move Ins	44	25	v 19	1382 total
Current Pending Evictions	16	14	v 2	225 total*
Move Outs from Evictions	2	9	^ 7	173 total*

**Since December 2022*

Narrative paragraph:

Our occupancy numbers INCREASED slightly during the month of **December 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 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 properties in helping us to keep our properties free of debris, clean and sanitary. HACM has started the interviewing process for these new positions.