

VACANCY

Public Housing

Currently the PH program has a total of 342 vacant units with an occupancy rate of 95.38% which is a slight decrease from June 2026. The reason for the increased vacancy was caused by 16 HUD Approved Undergoing Modernization being moved to vacant unit status. Currently, there are 58 of the 107 vacant units ready to rent and 27 applicants assigned to a unit.

Count of Unit Tenant Status							
	Non-Dwelling - Special Use: Other Resident Activities	Non-Dwelling - Special Use: Self Sufficiency Activities	Vacant HUD Approved - Natural Disaster	Vacant HUD Approved - Undergoing Modernization	Vacant HUD Approved - Vacant Demo/Dispo Approved	Vacant	Grand Total
Arlington Court		2			3	20	25
College Court		3			39	3	45
Highland Homes					2	1	3
Hillside					62	18	80
Lincoln Court	1		1		2	6	10
Locust Court					48	6	54
Mitchell Court	2				3	6	11
Parklawn	1			2	41	26	70
Riverview					4	10	14
SS Cherry Court					3	1	4
SS Milwaukee					2	1	3
SS North and West					9	2	7
SS South					3	2	5
Grand Total	9	1	2	221	2	107	342

Due to the maintenance reorganization, we have had a reduction in maintenance personnel which has caused delays in unit turnover. Dakisha Obee and William Gorski will be working with the procurement division to obtain quotes and approval to have contractors prepare vacant units for occupancy. We will turn the vacant units first and fill these units with eligible households. Once the 107 units are filled, the team will pivot to follow the same process with the “HUD approved – undergoing modernization units”. The completion of these units will be done based on the number of days the unit has been in this status, and oldest units will be completed first.

Marquette Treadway has a team assigned to processing applications for the Public Housing vacant units and there are 528 pending applications and 66 are approved.

LLC

Currently the LLC portfolio has 248 vacant units.

Marquette Treadway has assumed full authority for the LLC compliance department. The primary focus is streamlining the referral/application process from CVR. This will allow HACM to process applications faster and efficiently schedule move ins. Marquette has placed a heavy focus on

Highland Gardens LLC and Westlawn. In September 2026, an update will be provided on the number of applications being processed.

Market Rate

The market rate occupancy has not changed and remains at 93.03%. The Housing Manager is obtaining quotes on the vacant unit turns to expedite preparing the vacant units for occupancy.

RENT COLLECTIONS

Public Housing

The rent collections declined from 104% in June 2026 to 94% in July 2026. However, the June 2026 collection rate is not normal therefore the average collection rate for January 2026-May 2026 was used and it is 90%. Therefore, it appears the rent collection rate is showing substantial improvement.

LLC

There has been a definitive decline in rent and subsidy collections. The LLC portfolio will take an aggressive approach towards rent collections under the direction of the COO. Delinquent subsidy collections may be related to past due recertifications. The COO and Marquette Treadway will meet with CVR to determine the reason(s) for past due subsidy and corrective action to recover subsidy.

Market Rate

The rent collections are strong at 92%.

WORK ORDER REPORTS

Public Housing and the LLC portfolio report high number of open work orders. The maintenance department was decentralized in July 2026. It has been determined the skill set of several employees does not allow HACM to meet the needs of our communities. HACM is in a hiring blitz to find qualified personnel to backfill positions that have become vacant during the last several months. In the interim, the existing team is focused on emergency work orders, turning vacant units, and picking up trash. Additionally, Jeanne Dawson is working with Todd Slusser and Property Managers to identify janitorial and grounds needs across our communities so we may begin using SER trainees again.

Once the portfolio is at an acceptable occupancy level all communities will complete 100%-unit inspections to determine what maintenance items need repaired in the units and outstanding work orders will be replaced with work orders created because of the unit inspections.