



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Jan. 2023</u>	<u>Feb. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	95.28 %	95.42%	^ 0.14%	^ 3.94%
Average Days Vacant	68 days	57 days	v 11 days	v 200 days
Move Outs	32	28	v 4	985 total
Move Ins	33	40	^ 7	1085 total
Current Pending Evictions	37	22	v 15	119 total*
Move Outs from Evictions	9	11	^ 2	28 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 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
- Winter months typically experience a slower rate of occupancy

The Average Days Vacant rate of 57 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.