



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Sept. 2023</u>	<u>Oct. 2023</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	96.41 %	97.16%	^ 0.75%	^ 5.68%
Average Days Vacant	59 days	41 days	v 18 days	v 216 days
Move Outs	25	30	^ 5	1204 total
Move Ins	30	21	v 9	1313 total
Current Pending Evictions	11	13	^ 2	195 total*
Move Outs from Evictions	5	7	^ 2	162 total*

**Since December 2022*

Narrative:

The occupancy numbers increased slightly during the month of **October 2023**.

Listed below are some of HACM's efforts to retain or attract new residents and to increase the Occupancy Rate:

- HACM will continue to offer one month's rent concession with a lease signing commitment of one year. At Locust, Mitchell and College Court, HACM is offering the first month and sixth-month rent-free with a lease signing commitment of one year.
- HACM will continue to ask residents who are moving out to complete a resident survey.
- Staffing the turn team continues to be a challenge; however, HACM is working with the Human Resources department to identify new talent and to make some of those positions permanent.
- The Intake department has hired one additional Specialist and one temporary staff person to help with the screening of new applicants.
- Intake is actively doing a purge of the waiting list to identify applicants that remain interested.
- Intake has committed to getting property management five applicants per vacancy.
- HUD has approved a HOLD status for some of the long-term vacancies that require substantial work to be rent-ready which allows HACM additional time to make repairs without the units affecting HACM's Occupancy Rate.