



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>Oct. 2021</u>	<u>Nov. 2021</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	96.85%	97.6%	^ 0.75%	^ 6.21%
Average Days Vacant	146* days	126* days	v20 days	v131 days
Move Outs	22	27	^5	500 total
Move Ins	30	24	v6	653 total
Units Ready to Lease	15	18	^3	

Narrative:

We've received 215 applications from the Continuum of Care Group (Homeless Prevention). Out of the 215 applications, 158 have been approved, and 72 have been leased. The occupancy rate has been climbing over the month of November due to steady leasing's and a change in how HUD measures occupancy, which is favorable to HACM. HACM is also in the process of selling select scattered site units through the HUD Section 32 Homeownership program. With these pending sales, it will increase HACM's occupancy rate. Two units were sold in the month of November through the Section 32 program.

Average Days Vacant has fluctuated due to the dwindling number of vacant unit's month over month. As our occupancy rate grows, there is less supply of vacant units. With this dwindling supply, staff has begun to focus on units that need more intensive repairs, which can alter the Average Days Vacant for units being leased. HACM has 1 long-term vacant unit at Scattered Sites that are left to fully turn which will be completed by the end of the year.

Newly vacant units are being turned in less than 30 days for the month of November.

The resident handbook is in the process of being updated to reflect REAC training residents received.

Total Move Ins (1/20/20- 9/30/2021)- 653 (including carver park)

Total Move Outs (1/20/20- 9/30/2021)- 500 (including carver park)

***If HACM were to exclude long standing vacant unit in Scattered Sites, average days' vacant drops to 50 days for November.**