



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>May 2022</u>	<u>Jul. 2022</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	97.65%	97.57%	▼ 0.08%	▲ 6.09%
Average Days Vacant	60 days	68 days	▲ 8 days	▼ 189 days
Move Outs	29	18	▼ 11	654 total
Move Ins	15	25	▲ 10	817 total

Narrative:

HACM's occupancy rate has risen slightly from last month, but is still below the targeted 98%. This is due to a couple of factors: in the warmer months, there tend to be more move-outs and due to short staffing, HACM has not been able to keep up with the volume of move-outs. Also, the eviction process has begun for residents who are behind on rent payments during the COVID moratorium. HACM expects this to cause fluctuations in our occupancy rate for several months to come. HACM is still offering rent concessions to help increase our occupancy rate back over the targeted 98%.

Average Days Vacant has dropped from last month, but is still higher than the 30-day goal. HACM still has units needing pest remediation that are not eligible for a "Hold" status. Hold units do not count against our occupancy rate.