

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE



Recovery Plan Quarterly Report to HUD

For the period 4/1/2020 – 6/30/2020

Due Date: July 20, 2020

This document is due to HUD on or before Monday 7/20/2020 and may be subject to fine tuning, if necessary.

Updated information is highlighted in yellow.

Table of Contents

Executive Summary.....	2
Update on Recovery Plan Action Items	3
Occupancy Report.....	9
Vacant Unit Turnover Reports	9
Long-Term Vacancy Report.....	9
Waitlist Status Report	10
Attachments.....	11

Executive Summary

On September 13, 2019, the Housing Authority of the City of Milwaukee (HACM) received a letter written from Shirley Wong, PIH Director for the U.S. Department of Housing and Urban Development (HUD) to HACM's Board of Commissioners. The letter informed stated that as of May 9, 2019, HACM was designated Substandard by HUD. HUD lowered HACM's designation based on the 2017 Public Housing Assessment System (PHAS) score, which included a Physical Score 22 (of 40), Capital Funds Score 5 (of 25), Management Score 10 (of 25) and Financial Score 25 (of 25) with a point reduction for a late audited financial submission, for a total of 61 of 100.

In response to the letter and substandard designation, HACM submitted a Recovery Plan to HUD on December 18, 2019 outlining the action steps to increase the PHAS scores and to achieve a long-term sustainable level of performance. Enclosed is the quarterly report for the period April 1, 2020 – June 30, 2020.

Below are the highlighted agency metrics as of June 30, 2020:

Occupancy Rate: 89.95%

HACM Goal through Recovery Plan is 96% by 12/1/2020.

Average Unit Turnaround Time: 321 days

HACM Goal through Recovery Plan is 30 days or less by 12/1/2020.

Additional Highlights to note for Q2 2020:

- HACM is still in the process of repositioning our public housing portfolio. The remaining public housing developments in our portfolio require the greatest investment and are hardest and most timely to reposition. We will continue to focus on the importance of occupancy while addressing these repositioning challenges.
- Our current occupancy rate is 89.95%. We currently have 36 additional units that are ready for occupancy. Approved applicants have delayed leasing due to concerns around COVID19 and the spread of coronavirus. If applicants would have chosen to move at this time, it would have increased our occupancy rate up to 92.19%.
- The application process is not as fluid as it previously was for both staff and applicants. COVID19 has added delays, stoppage and slowdowns. HACM has to process more applications to find households willing to move during the pandemic.
- HACM continues to focus on customer service and applicant/resident outreach by servicing residents via phone, drop box and email. Shifts in communication continue to be a work in progress, which has added additional days to the time in which it takes to process applications. While the shift from in person application processing has benefited some, it has adversely impacted others. (Digital divide, disruption in phone service, etc.)

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Update on Recovery Plan Action Items

PHYSICAL INSPECTION ACTION STEPS	Due By
1. Creation of a Quality Control Team to ensure that all maintenance mechanic work on work orders is executed fully and in accordance with UPCS standards.	Already done as of August 2019
Update as of 6/30/2020: Complete - Ongoing	
2. Review prior REAC Reports and develop development-specific Action Plans to address noted deficiencies. These REAC Action Plans will be shared with the local HUD office.	3/31/2020
Update as of 6/30/2020: Complete	
3. Summarize common findings/themes in REAC reports to help refine training/education needs and to include these common issues as part of our Annual or Biannual inspections.	3/31/2020
Update as of 6/30/2020: Complete	
4. Develop and provide refresher REAC training to existing maintenance staff, including REAC video training, REAC USPC Manuals, and information from the review of HACM-specific REAC reports. This will include ensuring that staff use a "REAC eye" when performing normal work orders or maintenance in apartments or common areas---that is, actively looking for and immediately addressing potential REAC deficiencies that are outside the scope of the current work order. This training will also be incorporated into any onboarding training of new employees	1/31/2020
Update as of 6/30/2020: - Complete	
5. Hold a series of special meetings in each housing development to engage and educate residents on the importance of reporting deficiencies and work orders, and on what residents can do to assist with REAC inspections. We will use Managers Newsletters, written literature, resident meetings, a brochure and HTVN Videos to educate residents	12/1/2020
Update as of 6/30/2020: Postponed due to COVID19	

PHYSICAL INSPECTION ACTION STEPS	Due By
6. HACM will realign our annual inspections with a stated goal date of completion for both the inspection and work orders issued. We will focus significant attention on completing the annual inspection work orders. The annual inspections will be completed by May 31st with related work orders from the inspection to be finalized by August 31 st . Additionally, when HACM is notified of a REAC inspection, we will send a senior representative from Housing Operations and Maintenance operations to conduct a pre-REAC walk-through of all common areas and selected units. HACM believes that a combination of additional REAC Training, a realignment of our annual inspections, a focus on completing the annual inspection work orders more timely, and pre-REAC walk-throughs of properties will help improve our REAC score.	1/1/2020
Update as of 6/30/2020: Ongoing Activities –Annual Inspection dates have been added to staff's performance evaluations. Due to COVID-19 we have put all inspections on HOLD until further notice. The May 31 st target deadline has been extended to December 1 st for 2020.	
7. HACM will continue to use any major capital deficiencies in the annual and REAC inspection results to help us prepare and project budgets for capital work in our housing developments.	Ongoing
Update as of 6/30/2020: Complete - Ongoing	

MANAGEMENT ACTIONS ALREADY TAKEN	Timetable
1. Partnerships with Community Organizations: In September 2017, HACM began partnerships with various community service organizations such as Milwaukee Christian Center, Northcott Neighborhood House, and Milwaukee Community Service Corps to contract out work to speed up some of the steps to unit turnaround, such as removing debris from an apartment or basic cleaning. This allowed HACM staff to focus on the other steps related to unit turnaround.	Starting in September 2017
Update as of 6/30/2020: We have two third-party vendors that work with HACM's Public Housing Team, to help with daily operations. One of our partner firms is the Senior Community Service Employment Program (SER), a program for seniors and the other one is Northcott, a program for young adults. SER workers help HACM with the custodial activities at our tower sites. Northcott, the other firm, in partnership with other service groups, helps HACM to debris units and maintain the grounds. As a result of COVID19, both agencies suspended their activities. SER had anticipated restoring their service mid-June, but has chosen to remain suspended until further notice. Northcott has recently begun to provide limited services and is currently in discussion with staff regarding a full return.	

MANAGEMENT ACTIONS ALREADY TAKEN		Timetable
<p>1. Creation of Occupancy Work Group: In February 2018, HACM created the Occupancy Work Group to bring together representatives from all HACM divisions that impact occupancy. We work together as a coordinated team to discuss and streamline occupancy processes. We also determine effective solutions to quickly and substantially improve the occupancy rate.</p> <p>This work group included Willie Hines (Associate Director), Greg Anderson (Senior Asset Manager), Beverly Johnson (Senior Asset Manager), Nyles Walker (Senior Asset Manager), Jim Wellman (Maintenance Director), Jim Hoeffler (Senior Maintenance Supervisor), Pat Schmidtkecht (Intake Manager) and Ken Barbeau (Director of Community Programs).</p>		Ongoing, beginning in February 2018
Update as of 6/30/2020: Complete - Ongoing		
<p>2. Scattered Sites Portfolio Assessment: Beginning in November 2018, HACM staff performed an Internal Assessment of HACM's Scattered Sites portfolio (387 units).</p>		November 2018 to Present
Update as of 6/30/2020: Ongoing. HACM is currently evaluating the scattered sites portfolio to see if a Section 18 Disposition Application will be feasible. Early reports find 329/387 units qualify as a "scattered site" under the HUD definition of non-contiguous. Our goal is to submit a Section 18 Disposition Application by 9/30/2020 to the SAC.		
<p>3. 2018 Occupancy Initiative: Additionally, as of December 17, 2018, HACM's Occupancy Work Group identified 127 vacant units in need of capital repairs. We allocated \$1,478,000 of Capital Funds to repair these 127 long-term vacant units during calendar year 2019. The scope of work for the units included but was not limited to the replacement of cabinets, countertops, cove base, floors, doors, tub surrounds, etc. With the success of the 2018 Occupancy Initiative, the agency has adopted a new best practice which includes our Maintenance Make Ready Team. The new unit turnover process is detailed on page 9 of the Recovery Plan.</p>		Ongoing
Update as of 6/30/2020: Complete		

MANAGEMENT: UNIT TURNOVER ACTION STEPS	Due By
1. Creation of a Centralized Maintenance Make-Ready Team that will be responsible for all physical work involved in turning units in preparation for occupancy (extermination, carpentry, painting, mechanical, minor repairs, cleaning).	9/30/2019
Update as of 6/30/2020: Complete - Ongoing	
2. Site maintenance staff will now be freed up to focus on standard work orders.	9/30/2019
Update as of 6/30/2020: Complete - Ongoing	
3. After initial review of the apartment, Maintenance Operations communicates expected unit turn completion dates to Property Manager so that property manager can begin to engage potential residents in setting up lease dates.	10/31/2019
Update as of 6/30/2020: Complete - Ongoing	
4. Review and refine if necessary standardized procedures for identifying any units to be "on-hold" in PIC.	3/31/2020
Update as of 6/30/2020: Complete – Ongoing	

MANAGEMENT: LEASING AND COMPLIANCE ACTION STEPS	Due By
1. Establish a contract with an external PIC Specialist to ensure that any PIC errors are reconciled with HUD and corrected. We will keep the PIC Specialist on retainer and use as needed.	9/30/2019
Update as of 6/30/2020: Complete - Ongoing	
2. Creation of a new Leasing and Compliance Department, with creation of two new positions (Leasing and Compliance Manager, Quality Control Specialist) and three existing Senior Housing Assistants. These duties are currently being executed by Conyunn West, Beverly Johnson, Greg Anderson and Nyles Walker and will continue until the implementation of the new positions.	1/31/2020
Update as of 6/30/2020: Complete - Ongoing	
3. Prepare standard process and/or reports for communication between Intake and Property Managers.	2/28/2020
Update as of 6/30/2020: Complete - Ongoing	
4. Begin to perform periodic file audits.	6/30/2020

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MANAGEMENT: LEASING AND COMPLIANCE ACTION STEPS	Due By
Update as of 6/30/2020: We began doing our periodic tenant file folder audits in the first quarter of this year; we have ceased doing these audits due to Covid19. We are hoping to resume our file folder audits during the third quarter of 2020.	

MANAGEMENT: INTAKE AND WAIT LIST MANAGEMENT ACTION STEPS	Due By
1. HACM will continue to assess our waiting list and tenant selection processes to ensure they are efficient and will contribute to a quicker lease-up.	Ongoing
Update as of 6/30/2020: Complete – Ongoing. We continue to review our wait list management and tenant selection procedures. At this point, we have not made any additional changes other than those described in #3 below.	
2. By December 31, 2019, HACM will conduct a review of its tenant unit turndown policy to see if any change would make it more effective. HACM's current ACOP policy is that applicants are made a unit offer (usually from a development that had been pre-selected by the applicant as a preference) and if a household rejects the unit without good cause, they will be dropped from the waiting list. If they reject with good cause, they will remain on the waiting list. Good cause currently includes reasons related to health and proximity to work, school, or childcare.	3/31/2020
Update as of 6/30/2020: Complete – Ongoing.	
3. HACM's Intake Section currently approves applicants and forwards applications to a housing development that had been identified by an applicant as their preference as soon as they are approved, so that managers always have a group of approved applicants that have expressed interest in their housing development to contact for vacancies. One suggestion has been that it may be better to centrally hold the approved applications and only forward to Property Managers when requested to fill an immediate or upcoming vacancy. By December 31, 2019, HACM will evaluate whether such a process change will reduce or increase the time to lease a unit and will implement it if it is beneficial.	3/31/2020
Update as of 6/30/2020: Complete - Ongoing	

MANAGEMENT: INTAKE AND WAIT LIST MANAGEMENT ACTION STEPS	Due By
<p>4. HACM's intake section has not done a purge of its waiting list in several years, partially because applicants on the senior/disabled waiting list are fairly recent and the family waiting list was opened in late 2017. At this point, however, an increasing number of family applicants pulled off the waiting list have bad addresses. HACM's Intake section will do an update and purge of its waiting lists during calendar 2020.</p>	6/30/2020
<p>Update as of 6/30/2020: Not yet completed. Please note that this will be delayed beyond 6/30/2020 based on the status of the YARDI RENTCafé implementation as well as the delays due to the COVID-19 (coronavirus) pandemic. Once RENTCafé has been implemented, we will use their update feature to have residents update their information.</p>	
<p>5. Evaluate whether to open public housing family wait list in 2020</p>	6/30/2020
<p>Update as of 6/30/2020: Based on current and projected needs for various bedroom sizes and the status of the wait list, it does not appear that we will need to open the family public housing wait list until early 2021. Planning will start in late 2020.</p>	

Occupancy Report

The Occupancy Reports for April, May and June 2020 are included as Attachment 1. The report shows as of June 30, 2020 HACM has 252 vacant units with an occupancy rate of 89.95%.

Vacant Unit Turnover Reports

Included in Attachment 2 is the vacant unit turnover report. The report has 2 parts. The first part shows the average length of time vacant unit turnover stage. For units leased 04/01/2020 – 06/30/2020 the average days vacant is 321. The turnaround time is broken down into:

Down Time	8 Days
Make Ready Time	226 Days
Lease-up Time	40 Days

Long-Term Vacancy Report

HACM currently has a total of 167 units which have been vacant for a period of 90 days or more. Of the 167 units, they have been broken out in the following planned method for addressing each unit vacancy:

Apply for HUD Approved Vacancy	0
Make Ready in Progress	77
RAD Conversion Modernization Pending	16
Ready to Lease	8
Lease in Progress	10
Submit Application for Disposition	56

Unit details are provided on Attachment 3.

Waitlist Status Report

Summary of Wait Lists as of 6/30/2020

Wait List	1BR	2BR	3BR	4BR	5BR	6BR	Total
Public housing senior and/or disabled	1,598	2					1,600
Public housing family	3,952	733	252	267	69	6	5,705

Note: Please see an attachment standard YARDI report for wait list details (gender, race, etc.) by wait list and bedroom size.

Summary of Wait List Pull Activity during 2020

	Quarter 1 2020		Quarter 2 2020		Quarter 3 2020		Quarter 4 2020		2020 Totals	
	Public Housing Senior/ Disabled	Public Housing Family	Public Housing Senior/ Disabled	Public Housing Family	Public Housing Senior/ Disabled	Public Housing Family	Public Housing Senior/ Disabled	Public Housing Family	Public Housing Senior/ Disabled	Public Housing Family
# of applicants pulled off wait list	297	493	0	391					297	884
# of applicants that responded and were invited to forms meetings*	129	0**	0**	104**					129	104
# of applicants that attended forms meetings	64	0**	0**	0**					64	0
# of applicants approved and transmitted to developments	37	11	19	21					56	32

* - Note that invites to forms meetings may include re-invites from prior wait list pulls

**NOTE: Please note that PH Family Forms meetings that were originally scheduled during March 2020 were rescheduled and then eventually suspended until further notice due to the Governor's orders regarding COVID-19 (coronavirus) and group meetings. We are currently working using mail and email with all applicants that have been pulled off the wait list to have forms completed and signed. We have ordered protective equipment (sneeze guards, etc.) that will allow us to resume in-person meetings once such equipment is in place.

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Attachments

Attachment 1 – Monthly Occupancy Reports – April, May and June 2020

Attachment 2 – Vacant Unit Turnover Report – Q2 2020 Summary, April, May and June 2020

Attachment 3 – Long Term Vacancy Report – 2nd Quarter 2020

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HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 4/30/2020

Attachment 1

UNITS	Spec Units	UMA	DEVELOPMENT	1 BEDROOM				2 BEDROOM				3 BEDROOM				4 BEDROOM				5 BEDROOM			
				TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY
230	2	228	640E Arlington Court	18	0	0	5																
120	1	119	641E Becher Court	18	0	0	0	0	0	0	0												
51		51	695 Carver Park									1	0	0	0	2	0	0	0	0	0	0	0
69		69	693F Cherry/SS					0	0	0	0	8	0	0	0	1	0	0	0	1	0	0	0
251	3	248	643E College Court	25	9	3	4																
56		56	625F Highland Homes (SS)									1	0	0	0	4	0	0	0	3	0	0	0
49		49	681M/F Hillside Terrace	4	0	0	0	0	0	0	0												
421		421		4	0	1	1	12	0	0	3	7	0	2	1	2	0	2	0	2	0	1	1
110	2	108	646M Lincoln Court	13	0	0	7																
230		230	647M Locust Court	23	0	0	0																
100	2	98	649E Mitchell Court	10	0	0	3																
180		180	650M Riverview	2	2	0	0																
380	1	379	671F Parklawn	4	1	0	2	29	0	5	5	13	1	5	3								
141		141	691F SS (N&W)					3	0	0	0	17	2	5	1	2	1	1	0	0	0	0	0
56		56	694F SS Milwaukee									8	2	0	0	2	0	0	0	0	0	0	0
64		64	688F Southside SS					0	0	0	0	14	0	0	0	2	0	0	0	0	0	0	0
2508	11	2497	SUBTOTALS:																				
ELDERLY				113	11	3	19	0	0	0	0												
FAMILY				8	1	1	3	44	0	5	8	69	5	12	5	15	1	3	0	6	0	1	1

TOTAL VACANTS	113	142	255
PREVIOUS REPORT	111	148	259

TOTAL VACANT DWELLING			
UNITS		VAC	%
1270	ELDERLY	113	8.90%
1238	FAMILY	142	11.47%
2508	TOTAL	255	10.17%

TOTAL OCCUPANCY RATE	89.83%
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VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
18		18	0	92.11%
18		18	0	84.87%
	3	3	0	94.12%
	10	10	0	85.51%
25		25	9	93.55%
	8	8	0	85.71%
4		4	0	
	27	27	0	94.54%
13		13	0	87.96%
23		23	0	90.00%
10		10	0	89.80%
2		2	2	100.00%
	46	46	2	88.39%
	22	22	3	86.52%
	10	10	2	85.71%
	16	16	0	75.00%

TOTAL MINUS VAC HOLD APPRV		
Vac Hold Apprv	VAC	%
11	102	8.03%
7	135	10.90%
18	237	9.45%

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 5/31/20

Attachment 1

UNITS	Spec Units	UMA	DEVELOPMENT	1 BEDROOM				2 BEDROOM				3 BEDROOM				4 BEDROOM				5 BEDROOM			
				TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY
230	2	228	640E Arlington Court	16	0	0	1																
120	1	119	641E Becher Court	19	0	0	0	0	0	0	0												
51		51	695 Carver Park									1	0	0	0	2	0	0	0	0	0	0	0
69		69	693F Cherry/SS					0	0	0	0	8	0	0	0	1	0	0	0	1	0	0	0
251	3	248	643E College Court	22	3	3	3																
56		56	625F Highland Homes (SS)									1	0	0	0	4	0	0	0	3	0	0	0
49		49	681M/F Hillside Terrace	4	0	0	0	0	0	0	0												
421		421		4	0	1	0	10	0	0	2	9	0	2	1	2	0	1	0	1	0	1	0
110	2	108	646M Lincoln Court	16	0	0	3																
230		230	647M Locust Court	24	0	0	0																
100	2	98	649E Mitchell Court	9	0	0	3																
180		180	650M Riverview	4	2	2	0																
380	1	379	671F Parklawn	4	1	0	2	25	0	5	4	13	1	5	3								
141		141	691F SS (N&W)					4	0	0	0	17	2	5	1	2	1	1	0	0	0	0	0
56		56	694F SS Milwaukee									6	2	0	0	2	0	0	0	0	0	0	0
64		64	688F Southside SS					0	0	0	0	14	0	0	0	2	0	2	0	0	0	0	0
2508	11	2497	SUBTOTALS:																				
			ELDERLY	111	5	5	10	0	0	0	0												
			FAMILY	8	1	1	2	39	0	5	6	68	5	12	5	13	1	4	0	5	0	1	0

TOTAL VACANTS	114	136	250
PREVIOUS REPORT	113	142	255

TOTAL VACANT DWELLING		
UNITS		VAC
114	ELDERLY	114
136	FAMILY	136
250	TOTAL	250

TOTAL OCCUPANCY RATE	90.03%
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TOTAL MINUS VAC HOLD APPRV		
Vac Hold Apprv	VAC	%
5	109	95.61%
7	129	94.85%
12	238	95.20%

VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
16		16	0	92.98%
19		19	0	84.03%
	3	3	0	94.12%
	10	10	0	85.51%
22		22	3	92.34%
	8	8	0	85.71%
4		4	0	
	26	26	0	94.77%
16		16	0	85.19%
24		24	0	89.57%
9		9	0	90.82%
4		4	2	98.89%
	42	42	2	89.45%
	23	23	3	85.82%
	8	8	2	89.29%
	16	16	0	75.00%

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 6/30/20

Attachment 1

UNITS	Spec Units	UMA	DEVELOPMENT	1 BEDROOM				2 BEDROOM				3 BEDROOM				4 BEDROOM				5 BEDROOM			
				TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY	TOT VAC	VAC HOLD APPRV	VAC HOLD PEND	RDY
230	2	228	640E Arlington Court	15	0	0	6																
120	1	119	641E Becher Court	35	35	0	0	0	0	0	0												
51		51	105F Carver Park									1	0	0	0	2	0	0	0	0	0	0	0
69		69	693F Cherry/SS					0	0	0	0	7	7	0	0	1	1	0	0	1	1	0	0
251	3	248	643E College Court	23	8	4	2																
56		56	625F Highland Homes (SS)									0	0	0	0	4	0	0	0	3	0	0	0
49		49	681M/F Hillside Terrace	4	0	0	0	0	0	0	0												
421		421		4	0	1	0	9	0	0	3	12	0	2	0	1	0	1	0	1	0	1	0
110	2	108	646M Lincoln Court	7	0	0	0																
230		230	647M Locust Court	28	0	0	0																
100	2	98	649E Mitchell Court	5	0	0	0																
180		180	650M Riverview	5	5	5	0																
380	1	379	671F Parklawn	2	1	0	0	26	8	0	8	13	5	0	1								
141		141	691F SS (N&W)					4	0	0	0	16	2	3	1	2	1	1	0	0	0	0	0
56		56	694F SS Milwaukee									6	2	0	0	2	0	0	0	0	0	0	0
64		64	688F Southside SS					0	0	0	0	14	0	0	0	2	0	2	0	0	0	0	0
2508	11	2497	SUBTOTALS:																				
ELDERLY				94	48	9	8	0	0	0	0												
FAMILY				6	1	1	0	39	8	0	11	68	16	5	2	12	2	4	0	5	1	1	0

VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
15		15	0	93.42%
35		35	35	100.00%
	3	3	0	94.12%
	9	9	9	100.00%
23		23	8	93.95%
	7	7	0	87.50%
4		4	0	
	27	27	0	94.54%
7		7	0	93.52%
28		28	0	87.83%
5		5	0	94.90%
5		5	5	100.00%
	41	41	14	92.88%
	22	22	3	86.52%
	8	8	2	89.29%
	16	16	0	75.00%

TOTAL VACANTS	122	133	255
PREVIOUS REPORT	114	136	250

DRAFT AS OF 7/7/20

TOTAL VACANT DWELLING				TOTAL MINUS VAC HOLD APPRV		
UNITS		VAC	%	Vac Hold Apprv	VAC	%
1270	ELDERLY	122	9.61%	48	74	5.83%
1238	FAMILY	133	10.74%	28	105	8.48%
2508	TOTAL	255	10.17%	76	179	7.14%
TOTAL OCCUPANCY RATE				89.83%		

VACANT UNIT TURNAROUND REPORT
APRIL 2020

Attachment 1

Arlington Court		230
Total Vacancies	18	
Downtime	0	
Make Ready	8	
Lease Up in Progress	0	
Leasing Date Identified	8	
Special Use	2	

Lincoln Court		110
Total Vacancies	13	
Downtime	0	
Make Ready	10	
Lease Up in Progress	1	
Leasing Date Identified	0	
Special Use	2	

Becher Court (NOT LEASING)		120
Total Vacancies	18	
Downtime	0	
Make Ready	15	
Lease Up in Progress	0	
Leasing Date Identified	2	
Special Use	1	

Locust Court		230
Total Vacancies	23	
Downtime	19	
Make Ready	4	
Lease Up in Progress	0	
Leasing Date Identified	0	

Carver Park		51
Total Vacancies	3	
Downtime	0	
Make Ready	3	
Lease Up in Progress	0	
Leasing Date Identified	0	

Mitchell Court		100
Total Vacancies	10	
Downtime	0	
Make Ready	7	
Lease Up in Progress	1	
Leasing Date Identified	0	
Special Use	2	

Cherry Court SS		69
Total Vacancies	10	
Downtime	0	
Make Ready	10	
Lease Up in Progress	0	
Leasing Date Identified	0	

Scattered Sites - Milw & N/W		197
Total Vacancies	32	
Downtime	0	
Make Ready	32	
Lease Up in Progress	1	
Leasing Date Identified	0	

College Court		251
Total Vacancies	25	
Downtime	0	
Make Ready	16	
Lease Up in Progress	3	
Leasing Date Identified	3	
Special Use	3	

Parklawn		380
Total Vacancies	46	
Downtime	0	
Make Ready	39	
Lease Up in Progress	0	
Leasing Date Identified	6	
Special Use	1	

Highland Homes SS		56
Total Vacancies	8	
Downtime	0	
Make Ready	8	
Lease Up in Progress	0	
Leasing Date Identified	0	

Riverview		180
Total Vacancies	2	
Downtime	0	
Make Ready	2	
Lease Up in Progress	0	
Leasing Date Identified	0	

Hillside Terrace		470
Total Vacancies	31	
Downtime	0	
Make Ready	26	
Lease Up in Progress	0	
Leasing Date Identified	5	

Southside SS		64
Total Vacancies	16	
Downtime	0	
Make Ready	16	
Lease Up in Progress	0	
Leasing Date Identified	0	

Downtime Total	19
Make Ready Total	196
Lease Up In Progress Total	6
Leasing Date Identified Total	24
Special Use	11

Vacancy Total	255
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Total Units	2508
Occupancy Rate	89.83%

**VACANT UNIT TURNAROUND REPORT
MAY 2020**

Attachment 1

Arlington Court		230
Total Vacancies	16	
Downtime	0	
Make Ready	14	
Lease Up in Progress	0	
Leasing Date Identified	0	
Special Use	2	

Lincoln Court		110
Total Vacancies	16	
Downtime	0	
Make Ready	11	
Lease Up in Progress	3	
Leasing Date Identified	0	
Special Use	2	

Becher Court (NOT LEASING)		120
Total Vacancies	19	
Downtime	18	
Make Ready	0	
Lease Up in Progress	0	
Leasing Date Identified	0	
Special Use	1	

Locust Court		230
Total Vacancies	24	
Downtime	22	
Make Ready	0	
Lease Up in Progress	0	
Leasing Date Identified	2	

Carver Park		51
Total Vacancies	3	
Downtime	0	
Make Ready	3	
Lease Up in Progress	0	
Leasing Date Identified	0	

Mitchell Court		100
Total Vacancies	9	
Downtime	0	
Make Ready	4	
Lease Up in Progress	3	
Leasing Date Identified	0	
Special Use	2	

Cherry Court SS		69
Total Vacancies	10	
Downtime	0	
Make Ready	10	
Lease Up in Progress	0	
Leasing Date Identified	0	

Scattered Sites - Milw & N/W		197
Total Vacancies	31	
Downtime	0	
Make Ready	31	
Lease Up in Progress	0	
Leasing Date Identified	0	

College Court		251
Total Vacancies	22	
Downtime	0	
Make Ready	17	
Lease Up in Progress	1	
Leasing Date Identified	1	
Special Use	3	

Parklawn		380
Total Vacancies	42	
Downtime	0	
Make Ready	35	
Lease Up in Progress	0	
Leasing Date Identified	6	
Special Use	1	

Highland Homes SS		56
Total Vacancies	8	
Downtime	0	
Make Ready	8	
Lease Up in Progress	0	
Leasing Date Identified	0	

Riverview		180
Total Vacancies	4	
Downtime	1	
Make Ready	2	
Lease Up in Progress	0	
Leasing Date Identified	1	

Hillside Terrace		470
Total Vacancies	30	
Downtime	0	
Make Ready	27	
Lease Up in Progress	0	
Leasing Date Identified	3	

Southside SS		64
Total Vacancies	16	
Downtime	0	
Make Ready	16	
Lease Up in Progress	0	
Leasing Date Identified	0	

Downtime Total	41
Make Ready Total	178
Lease Up In Progress Total	7
Leasing Date Identified Total	13
Special Use	11

Vacancy Total	250
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Total Units	2508
Occupancy Rate	90.03%

**VACANT UNIT TURNAROUND REPORT
JUNE 2020**

Attachment 1

Arlington Court		230
Total Vacancies	15	
Downtime	0	
Make Ready	7	
Lease Up in Progress	3	
Leasing Date Identified	3	
Special Use	2	

Lincoln Court		110
Total Vacancies	7	
Downtime	0	
Make Ready	2	
Lease Up in Progress		
Leasing Date Identified	3	
Special Use	2	

Becher Court (NOT LEASING)		120
Total Vacancies	35	
Downtime	34	
Make Ready	0	
Lease Up in Progress	0	
Leasing Date Identified	0	
Special Use	1	

Locust Court		230
Total Vacancies	28	
Downtime	0	
Make Ready	28	
Lease Up in Progress	0	
Leasing Date Identified	0	

Carver Park		51
Total Vacancies	3	
Downtime	0	
Make Ready	0	
Lease Up in Progress	3	
Leasing Date Identified	0	

Mitchell Court		100
Total Vacancies	5	
Downtime	1	
Make Ready	0	
Lease Up in Progress	0	
Leasing Date Identified	2	
Special Use	2	

Cherry Court SS		69
Total Vacancies	9	
Downtime	0	
Make Ready	6	
Lease Up in Progress	0	
Leasing Date Identified	3	

Milwaukee Scattered Sites		141
Total Vacancies	8	
Downtime	0	
Make Ready	7	
Lease Up in Progress	1	
Leasing Date Identified	0	

College Court		251
Total Vacancies	23	
Downtime	0	
Make Ready	17	
Lease Up in Progress	1	
Leasing Date Identified	2	
Special Use	3	

North & West Scattered Sites		56
Total Vacancies	22	
Downtime	0	
Make Ready	19	
Lease Up in Progress	0	
Leasing Date Identified	3	

Highland Homes SS		56
Total Vacancies	7	
Downtime	0	
Make Ready	5	
Lease Up in Progress	0	
Leasing Date Identified	2	

Parklawn		380
Total Vacancies	41	
Downtime	0	
Make Ready	30	
Lease Up in Progress	9	
Leasing Date Identified	1	
Special Use	1	

Hillside Terrace		470
Total Vacancies	31	
Downtime	0	
Make Ready	28	
Lease Up in Progress	0	
Leasing Date Identified	3	

Riverview		180
Total Vacancies	5	
Downtime	0	
Make Ready	5	
Lease Up in Progress	0	
Leasing Date Identified	0	

Downtime Total	35
Make Ready Total	163
Lease Up In Progress Total	16
Leasing Date Identified Total	22
Special Use	11

Southside SS		64
Total Vacancies	16	
Downtime	0	
Make Ready	16	
Lease Up in Progress	0	
Leasing Date Identified	0	

Vacancy Total	255
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Total Units	2508
Occupancy Rate	89.83%

Average Turnaround Time for units leased 04/01/2020 - 06/30/2020

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	UNITS LEASED	DOWN TIME	MAKE READY TIME	LEASEUP TIME	Days Vacant
WI002000013	640	Arlington Court	7	33	166	38	290
WI002000018	641	Becher Court	0	N/A	N/A	N/A	N/A
WI002000011	643	College Court	7	0	134	36	218
WI002000001	681	Hillside Terrace	9	9	266	36	358
WI002000019	646	Lincoln Court	10	7	173	55	287
WI002000015	647	Locust Court	4	0	156	82	277
WI002000017	649	Mitchell Court	4	3	237	0	285
WI002000007	671	Parklawn	12	1	288	48	387
WI002000062	650	Riverview	2	0	218	3	243
WI002000063	693	Scattered Sites - Cherry Court	2	0	655	10	696
WI002000060	625	Scattered Sites - Highland Hom	0	N/A	N/A	N/A	N/A
WI002000010	694	Scattered Sites - Milwaukee	0	N/A	N/A	N/A	N/A
WI002000016	691	Scattered Sites - North/West	1	58	118	0	189
WI002000061	688	Scattered Sites - South	0	N/A	N/A	N/A	N/A
WI002000046	695	Townhomes at Carver Park	0	N/A	N/A	N/A	N/A
Total Average Days by Stage				8	226	40	321

Total Units Leased

58

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	APARTMENT NUMBER	UNIT	BEDROOM SIZE	ADDRESS	DATE VACATED	DAYS VACANT	PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY	DATE ACTION WILL BE COMPLETED
WI002000001	681	HILLSIDE TERRACE	523	681523	4	821 W SOMERS ST	03/20/19	460	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	66	681066	1	633 W KNEELAND ST	05/24/19	396	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	607	681607	2	1347 N. 8th Street	09/01/19	299	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	560	681560	2	853 W. Somers	09/11/19	289	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	346	681346	2	1401 N. 7TH ST.	09/27/19	273	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	557	681557	2	853 W. SOMERS ST	11/05/19	235	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	467	681467	3	1547 N. 8TH ST.	11/19/19	221	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	385	681385	2	787 W. Cherry	12/03/19	207	Lease in Progress	7/31/2020
WI002000001	681	HILLSIDE TERRACE	6A	681280	1	1545 N. 7TH ST	01/06/20	174	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	63	681063	1	629 W. KNEELAND ST.	01/28/20	152	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	575	681575	3	1414 N. 9TH ST.	02/05/20	145	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	565	681565	3	1438 N. 9TH ST	2/25/2020	125	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	5B	681271	1	1545 N. 7TH ST	02/27/20	123	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	598	681598	2	811 W. VLIET ST	03/02/20	118	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	443	681443	3	1554 N. 8TH ST.	03/02/20	118	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	574	681574	3	1414 N. 9TH ST.	03/10/20	110	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	223	681223	2	1548 N. 7TH ST	03/11/20	109	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	5A	681272	1	1545 N. 7TH ST	03/11/20	109	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	126	681126	1	671 W. REV CECIL FISHER LANE	03/18/20	102	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	502	681502	5	1528 N. 9th St.	03/27/20	93	Make Ready in Progress	
WI002000007	671	PARKLAWN	376	671376	2	4217 N SHERMAN	03/02/17	1198	Make Ready in Progress	
WI002000007	671	PARKLAWN	518	671518	3	4355 W CONGRESS	04/04/19	446	Make Ready in Progress	
WI002000007	671	PARKLAWN	412	671412	2	4329 N SHERMAN	04/24/19	426	Make Ready in Progress	
WI002000007	671	PARKLAWN	325	671325	2	4239 N 44 WAY	06/18/19	372	Ready to Lease	
WI002000007	671	PARKLAWN	331	671331	2	4227 N 44 WAY	06/19/19	371	Make Ready in Progress	
WI002000007	671	PARKLAWN	38	671038	2	4640 W RICE WAY	06/27/19	363	Make Ready in Progress	
WI002000007	671	PARKLAWN	362	671362	2	4315 W OLIVE WAY	07/17/19	343	Make Ready in Progress	
WI002000007	671	PARKLAWN	4	671004	2	4641 W CONGRESS ST	07/30/19	330	Make Ready in Progress	
WI002000007	671	PARKLAWN	93	671093	2	4610 W OLIVE WAY	07/31/19	330	Make Ready in Progress	
WI002000007	671	PARKLAWN	503	671503	2	4334 W RICE WAY	08/01/19	329	Make Ready in Progress	
WI002000007	671	PARKLAWN	197	671197	2	4228 N 46 WAY	08/01/19	329	Make Ready in Progress	
WI002000007	671	PARKLAWN	407	671407	2	4315 W RICE WAY	08/19/19	311	Make Ready in Progress	
WI002000007	671	PARKLAWN	35	671035	3	4630 W RICE WAY	08/19/19	311	Make Ready in Progress	
WI002000007	671	PARKLAWN	416	671416	3	4321 N SHERMAN	08/26/19	304	Make Ready in Progress	
WI002000007	671	PARKLAWN	429	671429	3	4263 N SHERMAN	09/04/19	296	Make Ready in Progress	
WI002000007	671	PARKLAWN	494	671494	2	4310 W RICE WAY	10/01/19	269	Ready to Lease	
WI002000007	671	PARKLAWN	170	671170	3	4241 N 45TH PL	10/01/19	269	Make Ready in Progress	
WI002000007	671	PARKLAWN	485	671485	3	4373 N SHERMAN	10/02/19	268	Make Ready in Progress	

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	APARTMENT NUMBER	UNIT	BEDROOM SIZE	ADDRESS	DATE VACATED	DAYS VACANT	PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY	DATE ACTION WILL BE COMPLETED
WI002000007	671	PARKLAWN	196	671196	2	4226 N 46TH WAY	10/03/19	267	Make Ready in Progress	
WI002000007	671	PARKLAWN	409	671409	3	4337 N SHERMAN	10/03/19	267	Make Ready in Progress	
WI002000007	671	PARKLAWN	49	671049	3	4368 N 47TH ST	10/28/19	242	Lease in Progress	7/1/2020
WI002000007	671	PARKLAWN	144	671144	2	4614 W HOPE AVE	10/28/19	242	Make Ready in Progress	
WI002000007	671	PARKLAWN	142	671142	2	4207 N 46TH WAY	11/01/19	239	Make Ready in Progress	
WI002000007	671	PARKLAWN	140	671140	2	4211 N 46 WAY	12/26/19	184	Make Ready in Progress	
WI002000007	671	PARKLAWN	180	671180	2	4217 N 45 PL	01/09/20	171	Make Ready in Progress	
WI002000007	671	PARKLAWN	102	671102	2	4268 N 47TH	01/15/20	165	Ready to Lease	
WI002000007	671	PARKLAWN	473	671473	2	4341 W CONGRESS	01/15/20	165	Make Ready in Progress	
WI002000007	671	PARKLAWN	89	671089	1	4263 N 46TH ST	02/17/20	133	Make Ready in Progress	
WI002000007	671	PARKLAWN	384	671384	3	4204 N 44TH WAY	02/17/20	133	Make Ready in Progress	
WI002000007	671	PARKLAWN	331	671339	3	4205 N 44TH WAY	02/20/20	130	Make Ready in Progress	
WI002000007	671	PARKLAWN	486	671486	3	4369 N. SHERMAN	03/10/20	110	Make Ready in Progress	
WI002000007	671	PARKLAWN	7	671007	2	4635 W. CONGRESS	03/12/20	108	Make Ready in Progress	
WI002000010	694	MILWAUKEE SS		690562	3	2788 S. Superior	07/01/06	5039	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		690578	3	4987 N 58 St	06/12/14	2178	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		690638	3	3356 N. 22nd St.	09/03/17	1017	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		664947	3	2646 N 6 St	04/26/18	784	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		664937	3	2336 N Booth	08/12/18	678	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		690508	3	2144 N. Holton	10/01/18	629	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		690708	4	3209 N 34 St	03/04/19	476	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		664905	3	2355 N 6 St	04/26/19	424	Submit Application for Disposition	12/31/2020
WI002000010	694	MILWAUKEE SS		690707	4	3221 N 34 St	11/04/19	236	Submit Application for Disposition	12/31/2020
WI002000011	643	COLLEGE COURT	519	643170	1	3334 W HIGHLAND BLVD	10/07/19	263	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	1010	643095	1	3334 W HIGHLAND BLVD	10/07/19	263	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	617	643178	1	3334 W HIGHLAND BLVD	11/12/19	228	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	720	643191	1	3334 W HIGHLAND BLVD	12/05/19	205	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	719	643190	1	3334 W HIGHLAND BLVD	12/09/19	201	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	910	643085	1	3334 W HIGHLAND BLVD	12/19/19	191	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	1114	643225	1	3334 W HIGHLAND BLVD	12/31/19	180	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	1211	643232	1	3334 W HIGHLAND BLVD	01/02/20	178	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	506	643041	1	3334 W HIGHLAND BLVD	01/31/20	150	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	1204	643109	1	3334 W HIGHLAND BLVD	03/09/20	111	Make Ready in Progress	
WI002000013	640	ARLINGTON	202	640002	1	1633 N ARLINGTON PLACE	01/06/20	174	Lease in Progress	8/1/2020
WI002000013	640	ARLINGTON	1801	640161	1	1633 N ARLINGTON PLACE	01/06/20	174	Make Ready in Progress	
WI002000013	640	ARLINGTON	1302	640112	1	1633 N ARLINGTON PLACE	01/28/20	152	Lease in Progress	7/1/2020
WI002000013	640	ARLINGTON	908	640078	1	1633 N ARLINGTON PLACE	02/03/20	147	Make Ready in Progress	

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	APARTMENT NUMBER	UNIT	BEDROOM SIZE	ADDRESS	DATE VACATED	DAYS VACANT	PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY	DATE ACTION WILL BE COMPLETED
WI002000013	640	ARLINGTON	307	640017	1	1633 N ARLINGTON PLACE	02/27/20	123	Make Ready in Progress	
WI002000013	640	ARLINGTON	1906	640176	1	1633 N ARLINGTON PLACE	02/29/20	120	Make Ready in Progress	
WI002000013	640	ARLINGTON	1103	640093	1	1633 N ARLINGTON PLACE	03/16/20	104	Make Ready in Progress	
WI002000015	647	LOCUST COURT	806	647066	1	1350 E LOCUST ST	10/04/19	266	Lease in Progress	7/2/2020
WI002000015	647	LOCUST COURT	208	647008	1	1350 E LOCUST ST	10/08/19	262	Make Ready in Progress	
WI002000015	647	LOCUST COURT	903	647073	1	1350 E LOCUST ST	11/13/2019	227	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1303	647113	1	1350 E LOCUST ST	11/25/2019	215	Make Ready in Progress	
WI002000015	647	LOCUST COURT	204	647004	1	1350 E LOCUST ST	12/2/2019	208	Make Ready in Progress	
WI002000015	647	LOCUST COURT	202	647002	1	1350 E LOCUST ST	12/2/2019	208	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2403	647223	1	1350 E LOCUST ST	12/2/2019	208	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2304	647163	1	1350 E LOCUST ST	12/8/2019	202	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1803	647214	1	1350 E LOCUST ST	12/10/2019	200	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1604	647144	1	1350 E LOCUST ST	1/1/2020	179	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2110	647200	1	1350 E LOCUST ST	1/2/2020	178	Make Ready in Progress	
WI002000015	647	LOCUST COURT	810	647070	1	1350 E LOCUST ST	1/9/2020	171	Make Ready in Progress	
WI002000015	647	LOCUST COURT	608	647048	1	1350 E LOCUST ST	2/24/2020	126	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2410	647230	1	1350 E LOCUST ST	3/2/2020	118	Make Ready in Progress	
WI002000015	647	LOCUST COURT	403	647023	1	1350 E LOCUST ST	3/6/2020	114	Make Ready in Progress	
WI002000015	647	LOCUST COURT	402	647022	1	1350 E LOCUST ST	3/9/2020	111	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1903	647173	1	1350 E LOCUST ST	3/9/2020	111	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1108	647098	1	1350 E LOCUST ST	3/9/2020	111	Make Ready in Progress	
WI002000016	691	NORTH & WEST SS		690710	4	3156 N 24 PL	6/20/2017	1090	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690733	3	2537 N 41 St	8/31/2017	1020	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690318	3	5019 N 65 ST	4/3/2018	807	Lease in Progress	7/17/2020
WI002000016	691	NORTH & WEST SS		690012	3	1989 W. Lawrence	8/6/2018	684	Lease in Progress	7/1/2020
WI002000016	691	NORTH & WEST SS		690795	3	5845 N 79 St	8/8/2018	682	Lease in Progress	7/10/2020
WI002000016	691	NORTH & WEST SS		664955	2	3216 N 13 St	9/6/2018	654	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		664954	2	3207 N 12 St	12/1/2018	569	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		664957	2	2806 N 17	12/5/2018	565	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690314	3	5019 N 67 St	1/8/2019	532	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690004	3	1925 W. Cornell St	3/15/2019	465	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690002	3	1917 W. Cornell St	4/2/2019	448	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690309	3	8948 W WINFIELD AVE	4/2/2019	448	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		664941	3	3537 N 9 St	5/13/2019	407	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690722	3	1014 W Keefe	5/31/2019	390	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690020	3	1975 W. Congress	6/3/2019	387	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690014	3	1997 W. Lawrence	11/7/2019	233	Submit Application for Disposition	12/31/2020

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	APARTMENT NUMBER	UNIT	BEDROOM SIZE	ADDRESS	DATE VACATED	DAYS VACANT	PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY	DATE ACTION WILL BE COMPLETED
WI002000016	691	NORTH & WEST SS		690741	3	2502 N 39 St	11/21/2019	219	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690917	3	3160 N 28 St	12/5/2019	205	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		691-942	3	5311 N 35 St	1/14/2020	166	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		694-961	2	2811 N 18 St	3/2/2020	118	Submit Application for Disposition	12/31/2020
WI002000016	691	NORTH & WEST SS		690717	3	5401 W. Silver Spring Dr	3/10/2020	110	Submit Application for Disposition	12/31/2020
WI002000017	649	MITCHELL COURT	202	649002	1	2600 W NATIONAL AVE	8/9/2019	321	Make Ready in Progress	
WI002000018	641	BECHER COURT	517	641285	1	1802 W. BECHER STREET	4/30/2019	420	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	513	641281	1	1802 W. BECHER STREET	5/6/2019	414	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	428	641274	1	1802 W. BECHER STREET	6/3/2019	387	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	123	641208	1	1802 W. BECHER STREET	6/3/2019	387	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	331	641256	1	1802 W. BECHER STREET	6/7/2019	383	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	425	641271	1	1802 W. BECHER STREET	7/1/2019	359	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	311	641237	1	1802 W. BECHER STREET	07/08/19	352	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	223	641227	1	1802 W. BECHER STREET	09/06/19	294	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	327	641252	1	1802 W. BECHER STREET	10/21/19	249	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	612	641301	1	1802 W. BECHER STREET	10/24/19	246	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	519	641287	1	1802 W. BECHER St.	11/30/19	210	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	114	641201	1	1802 W. BECHER St.	12/02/19	208	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	614	641303	1	1802 W. BECHER St.	01/13/20	167	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	626	641314	1	1802 W. BECHER St.	01/30/20	150	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	228	641232	1	1802 W. BECHER St.	02/11/20	139	RAD Conversion Modernization Pending	7/1/2020
WI002000018	641	BECHER COURT	631	641319	1	1802 W. BECHER St.	03/31/20	90	RAD Conversion Modernization Pending	7/1/2020
WI002000019	646	LINCOLN COURT	504	646034	1	2325 S HOWELL AVE	01/30/20	150	Make Ready in Progress	
WI002000019	646	LINCOLN COURT	604	646044	1	2325 S HOWELL AVE	03/02/20	118	Make Ready in Progress	
WI002000060	625	HIGHLAND HOMES SS		620333	4	2427 N 35 ST	04/02/18	808	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620309	4	2450 N 36TH ST	08/03/18	687	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620324	5	1623 W VINE ST	10/01/18	629	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620351	4	1240 N 20TH ST	06/06/19	384	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620326	4	1331 W KNEELAND ST	06/16/19	374	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620354	3	2445 N 22ND ST	07/25/19	335	Submit Application for Disposition	12/31/2020
WI002000060	625	HIGHLAND HOMES SS		620346	5	1205 N 19TH ST	12/18/19	192	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690235	3	2722 S 12 ST	5/17/2018	763	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690249	3	5818 S 14 ST	6/5/2018	745	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690224	3	1310 S 23 ST	8/31/2018	660	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690767	3	6630 HARRISON AVE	09/06/18	654	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690233	3	2718 S 12 ST	09/11/18	649	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690051	3	1582 W PLAINFIELD AVE	11/5/2018	595	Submit Application for Disposition	12/31/2020

Housing Authority of the City of Milwaukee

Long Term Vacancy Report

As of 06/30/2020

AMP ID NUMBER	DEV #	DEVELOPMENT NAME	APARTMENT NUMBER	UNIT	BEDROOM SIZE	ADDRESS	DATE VACATED	DAYS VACANT	PLANNED METHOD FOR ADDRESSING EACH UNIT VACANCY	DATE ACTION WILL BE COMPLETED
WI002000061	688	SOUTHSIDE SS		690902	4	454 E HOLT AVE	3/18/2019	462	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690513	3	1227 W LAPHAM BLVD	04/04/19	446	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690762	3	1624 S 31ST ST	4/26/2019	424	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690049	3	1572 W PLAINFIELD AVE	07/31/19	330	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690039	3	1563 W PLAINFIELD AVE	09/09/19	291	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690053	3	3117 S 72 St	9/19/2019	281	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690036	3	1551 W PLAINFIELD AVE	11/1/2019	239	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690574	4	4522 W CLEVELAND AVE	11/5/2019	235	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		690042	3	1581 W. Plainfield Ave.	1/27/2020	153	Submit Application for Disposition	12/31/2020
WI002000061	688	SOUTHSIDE SS		664915	3	1022 S 11 St	2/28/2020	122	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693048	3	2417 W. GALENA ST	12/19/2017	911	Lease in Progress	7/10/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693011	3	2470 W VILET ST	3/13/2018	827	Lease in Progress	7/13/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693019	3	2635 N 23 ST	3/29/2018	811	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693065	3	3610 W HAMPTON AVE	10/24/2018	606	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693025	3	2645 N 20TH ST	10/24/2018	606	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693055	3	1636 N 20TH ST	11/8/2018	592	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693012	3	1502 N 28TH ST	12/4/2018	566	Submit Application for Disposition	12/31/2020
WI002000063	693	HOPE VI SS (CHERRY CT)		693069	5	6158 N 40TH ST	12/13/19	197	Submit Application for Disposition	12/31/2020