

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE



Recovery Plan Quarterly Report to HUD

For the period 10/1/2020 – 12/31/2020

Due Date: January 20, 2021

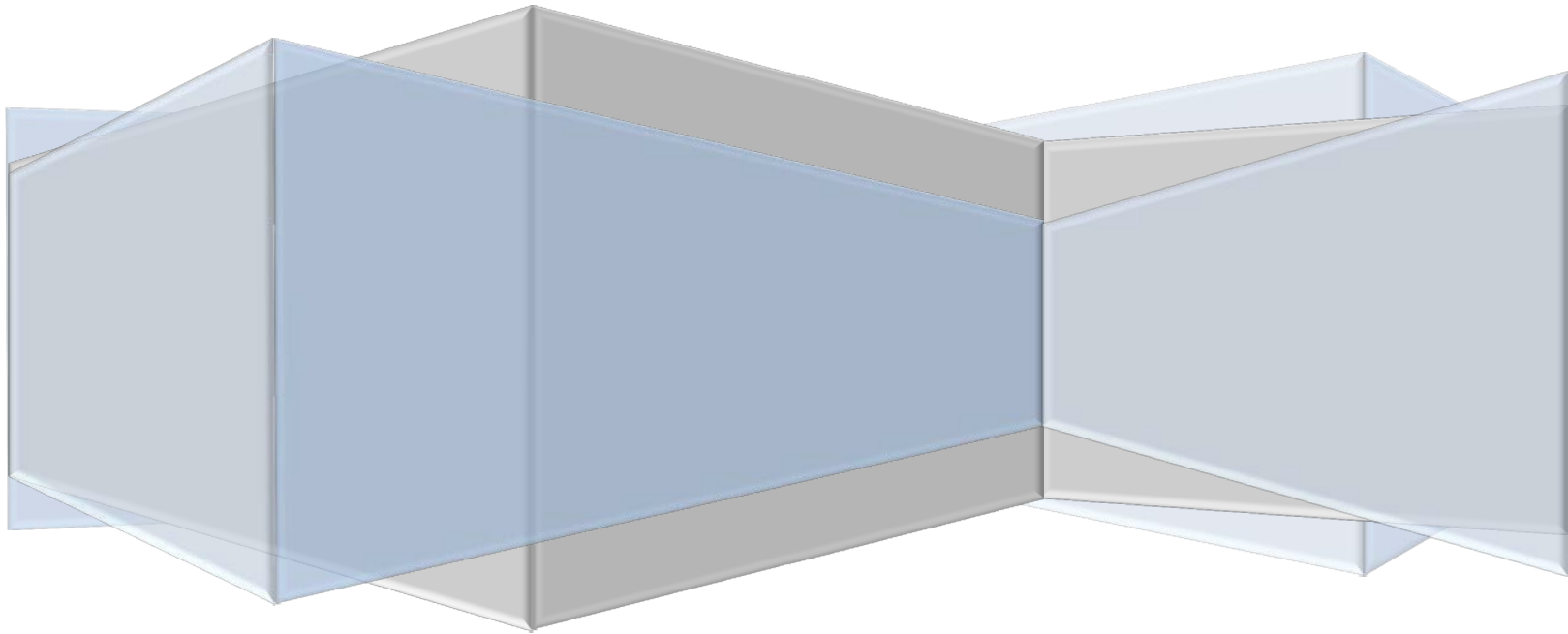


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Executive Summary

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 October 1, 2020 – December 31, 2020.

*Average Unit Turnaround Time – Currently our unit turn team are completing our newer vacant units rehab at a rate within **42 days**, our long term vacancies (units that will cost us significant resources turnover) will be placed into a modernization status (MOD) upon HUD approval. Not addressing these vacant units 90 + days vacant are driving up our unit turnaround time. We have streamlined our move in and move out process in order to get applicants into these vacant units in a timely manner.

Below are the highlighted agency metrics as of December 31, 2020:

Occupancy Rate: 91%

HACM Goal through Recovery Plan is 96% by 6/30/2021.

***Average Unit Turnaround Time: 218 days-overall**

HACM Goal through Recovery Plan is 30 days or less by 6/30/2021.

Additional Highlights to note for Q4 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 91 % we currently have 41 additional units that are ready for occupancy. Approved applicants have delayed leasing due to concerns around COVID19 and the spread of coronavirus. If approved applicants would have chosen to move into these units when first contacted, our occupancy rate would have been 98. %.
- The application process is not as fluid as it previously was for both staff and applicants. COVID-19 has added delays, stoppage and slowdowns. HACM has to process more applications to find households willing to move during the pandemic.

- HACM has reduced the unit turnaround time down to 42 days, goal is 30 days or less.
- HACM customer service focus will continue as part of and applicant/resident outreaches 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.)
- HACM has requested an extension from HUD in meeting our recovery plan goals until 6/30/21

*See Page 10

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.	6/1/2021
Update as of 12/31/2020: Ongoing Activities –Annual Inspections date have been added to staff's performance evaluations. Due to the COVID-19 we have put all inspections on HOLD until further notice. May 31 st target Deadline has been extended to June 1 st for 2021.	
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 12/31/2020: 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 12/31/2020: We have two third party vendors that are working with HACM's Public Housing Team, in helping us with the daily cleaning at the properties and the turning of our vacant units. 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 HACM's staff regarding their full return. The SER program has been suspended indefinitely due to Wisconsin's surge of new cases of the Covid 19 virus. We've hired temporary custodians to help us with the daily cleaning at the properties.	

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 Schmidtknecht (Intake Manager) and Ken Barbeau (Director of Community Programs).</p>	Ongoing, beginning in February 2018
Update as of 12/31/2020: 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
<p>Update as of 12/31/2021 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 6/30/2021 to the SAC.</p>	
<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.	9/30/2020
Update as of 9/30/2020: Complete - Ongoing	
2. Creation of a new Leasing and Compliance Department, with creation of two new positions (Leasing and Compliance Manager, Compliance Specialist and a Quality Control Specialist) along with the three existing Senior Housing Assistants (Recertification Clerks). <ul style="list-style-type: none"> Jennifer Shumpert – Leasing and Compliance Manager – Hired 1/2/2020 Rose Townsend – Compliance Specialist – Hired 7/27/2020 Lisa Park – Quality Control Specialist – Existing Staff Member 	9/30/2020
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 12/31/2020: Complete - Ongoing	
4. Begin to perform periodic file audits.	12/31/2020

MANAGEMENT: LEASING AND COMPLIANCE ACTION STEPS – Greg Anderson	Due By
12/31/20	
Update as of 12/31/2020: We began doing our periodic tenant file folder audits in the first quarter of 2020; we completed 5% of the file reviews. During that process, we discovered that documents were not in the order expected in the audited files. We stopped the audits and created a sample folder called, "The Perfect File Folder". Upon completion of the sample folder, we distributed a copy to each management office. Unfortunately, due to COVID-19 we have ceased auditing files.	

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 12/31/2020: 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 and those that were made to modify procedures due to COVID.	
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 12/31/2020: Complete . See prior reports.	
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 12/31/2020: Complete. See prior reports.	

Waitlist Status Report MANAGEMENT: INTAKE AND WAIT LIST MANAGEMENT ACTION STEPS		Due By
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.		6/30/2020
<p>Update as of 12/31/2020: Not yet completed. The YARDI RentCafe system has the ability to more efficiently perform an update/purge of waiting lists (the "Save My Spot" feature).</p> <p>The first priority in the set-up of YARDI RENTCafé has been the openings of the HCV wait list and the PBV wait list, as those wait lists were severely depleted. Those wait lists were opened in June 2020 and September 2020 respectively.</p> <p>The next priority is the setting up the systems to allow recertifications through RENTCafé and to open the public housing wait lists in early 2021. After that, RentCafe's system for purging/updating waiting lists will be implemented.</p>		
5. Evaluate whether to open public housing family wait list in 2020		6/30/2020
<p>Update as of 12/31/2020: 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 with the goal to open the wait list for family public housing developments through RentCafe in early 2021.</p>		

Waitlist Status Report

Summary of Wait Lists as of 12/31/2020

Wait List	1BR	2BR	3BR	4BR	5BR	6BR	Total
Public housing senior and/or disabled	1431						1431
Public housing family	3,842	648	290	276	72	6	5,134

Note: This information has been compiled from the standard YARDI report, “Wait List Review”, that shows 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	144	0	549	124	990	1008
# of applicants that responded and were invited to forms meetings*	129	0*	0*	104*	48*	0*	156*	32*	333*	136*
# of applicants that attended forms meetings	64	0*	0*	0*	0*	0*	0*	0*	64*	0*
# of applicants approved and transmitted to developments	37	11	19	21	37	38	73	28	166	98

* - 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 and other protocols are in place and it is considered safe to resume in-person meetings.

Note that invites to forms meetings may include re-invites from prior wait list pulls. Since the beginning of COVID, we have mailed out forms packets rather than inviting to a meeting. Thus after March, the amount in “# of applicants that responded and were invited to forms meeting” includes applicants that returned completed forms packets through the mail.

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 10/31/20

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	14	0	0	2																
51		51	105F Carver Park									2	0	0	2	3	0	0	2	0	0	0	
69		69	693F Cherry/SS					0	0	0	0	4	0	1	0	0	0	0	0	2	0	1	
251	3	248	643E College Court	30	3	13	10																
56		56	625F Highland Homes (SS)									1	0	0	0	2	0	0	0	3	0	0	
49		49	681M/F Hillside Terrace	5	0	0	0	1	0	0	0												
421		421		3	0	0	1	8	0	0	2	15	0	2	0	1	0	0	0	1	0	1	
110	2	108	646M Lincoln Court	11	0	0	4																
230		230	647M Locust Court	24	0	0	0																
100	2	98	649E Mitchell Court	5	0	0	3																
180		180	650M Riverview	11	0	9	0																
380	1	379	671F Parklawn	2	0	0	0	25	3	0	5	11	3	0	0								
140		140	691F SS (N&W)					4	0	0	0	13	2	0	0	2	1	0	0	0	0	0	
56		56	694F SS Milwaukee									5	2	0	0	2	0	2	0	0	0	0	
64		64	688F Southside SS					0	0	0	0	15	0	0	0	1	0	1	0	0	0	0	
2387	10	2377	SUBTOTALS:																				
			ELDERLY	112	3	22	19	1	0	0	0												
			FAMILY	5	0	0	1	37	3	0	7	64	7	3	2	8	1	3	2	6	0	2	

VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
14		14	0	93.86%
	5	5	0	90.20%
	6	6	0	91.30%
30		30	3	89.11%
	6	6	0	89.29%
6		6	0	
	28	28	0	
11		11	0	89.81%
24		24	0	89.57%
5		5	0	94.90%
11		11	0	93.89%
	38	38	6	91.56%
	19	19	3	88.57%
	7	7	2	91.07%
	16	16	0	75.00%
TOTAL VACANTS		101	125	226
PREVIOUS REPORT		111	128	239

TOTAL VACANT DWELLING				TOTAL MINUS VAC HOLD APPRV		
UNITS		VAC	%	Vac Hold Apprv	VAC	%
1150	ELDERLY	101	8.78%	3	98	8.52%
1237	FAMILY	125	10.11%	11	114	9.22%
2387	TOTAL	226	9.47%	14	212	8.88%
TOTAL OCCUPANCY RATE				90.53%		

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 11/30/20

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	13	0	0	2																
51		51	105F Carver Park									2	0	0	2	2	0	0	1	0	0	0	
69		69	693F Cherry/SS					0	0	0	0	3	0	0	0	0	0	0	0	2	0	1	
251	3	248	643E College Court	30	2	14	14																
56		56	625F Highland Homes (SS)									1	0	0	0	2	0	0	0	2	0	0	
49		49	681M/F Hillside Terrace	4	0	0	0	1	0	0	0												
421		421		2	0	0	1	11	0	2	0	15	0	2	0	1	0	0	0	1	0	1	
110	2	108	646M Lincoln Court	11	0	0	2																
230		230	647M Locust Court	20	0	0	0																
100	2	98	649E Mitchell Court	4	0	0	1																
180		180	650M Riverview	12	0	8	0																
380	1	379	671F Parklawn	2	0	0	8	26	3	0	2	11	3	0	0								
140		140	691F SS (N&W)					4	0	0	0	12	2	0	0	2	1	0	0	0	0	0	
56		56	694F SS Milwaukee									5	2	0	0	2	0	2	0	0	0	0	
64		64	688F Southside SS					0	0	0	0	15	0	0	0	1	0	1	0	0	0	0	
2387	10	2377	SUBTOTALS:																				
			ELDERLY	106	2	22	19	1	0	0	0												
			FAMILY	4	0	0	9	41	3	2	2	62	7	2	2	8	1	3	1	5	0	2	

VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
13		13	0	94.30%
	4	4	0	92.16%
	5	5	0	92.75%
30		30	2	88.71%
	5	5	0	91.07%
5		5	0	
	30	30	0	
11		11	0	89.81%
20		20	0	91.30%
4		4	0	95.92%
12		12	0	93.33%
	39	39	6	91.29%
	18	18	3	89.29%
	7	7	2	91.07%
	16	16	0	75.00%
TOTAL VACANTS		95	124	219
PREVIOUS REPORT		101	125	226

TOTAL VACANT DWELLING				TOTAL MINUS VAC HOLD APPRV		
UNITS		VAC	%	Vac Hold Apprv	VAC	%
1150	ELDERLY	95	8.26%	2	93	8.09%
1237	FAMILY	124	10.02%	11	113	9.14%
2387	TOTAL	219	9.17%	13	206	8.63%
TOTAL OCCUPANCY RATE				90.83%		

HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
VACANT UNIT STATUS REPORT AS OF 12/31/20

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	13	0	0	3																
51		51	105F Carver Park									2	0	0	2	2	0	0	1	0	0	0	
69		69	693F Cherry/SS					0	0	0	0	3	0	0	0	0	0	0	0	2	0	1	
251	3	248	643E College Court	23	0	6	12																
56		56	625F Highland Homes (SS)									1	0	0	0	2	0	0	0	2	0	0	
49		49	681M/F Hillside Terrace	4	0	0	2	1	0	0	0												
421		421		3	0	0	1	18	0	2	0	17	2	2	1	1	0	0	0	1	0	1	
110	2	108	646M Lincoln Court	10	0	0	2																
230		230	647M Locust Court	19	0	0	11																
100	2	98	649E Mitchell Court	3	0	0	1																
180		180	650M Riverview	12	0	7	2																
380	1	379	671F Parklawn	2	0	0	1	21	3	0	5	10	3	0	2								
140		140	691F SS (N&W)					4	0	0	0	14	2	0	0	2	1	0	0	0	0	0	
56		56	694F SS Milwaukee									5	2	0	0	2	0	2	0	0	0	0	
64		64	688F Southside SS					0	0	0	0	15	0	0	0	1	0	1	0	0	0	0	
2387	10	2377	SUBTOTALS:																				
			ELDERLY	84	0	13	33	1	0	0	0												
			FAMILY	5	0	0	2	43	3	2	5	67	9	2	5	10	1	3	1	5	0	2	

TOTAL VACANTS

PREVIOUS REPORT

215

226

TOTAL VACANT DWELLING			
UNITS		VAC	%
1150	ELDERLY	85	7.39%
1237	FAMILY	130	10.51%
2387	TOTAL	215	9.01%

TOTAL OCCUPANCY RATE 90.99%

VACANT SUBTOTALS		TOT	VAC HOLD APPRV	OCCUPANCY RATE
ELDERLY	FAMILY			
13		13	0	94.30%
	4	4	0	92.16%
	5	5	0	92.75%
23		23	0	90.73%
	5	5	0	91.07%
5		5	0	
	40	40	2	92.16%
10		10	0	90.74%
19		19	0	91.74%
3		3	0	96.94%
12		12	0	93.33%
	33	33	6	92.88%
	20	20	3	87.86%
	7	7	2	91.07%
	16	16	0	75.00%

TOTAL MINUS VAC HOLD APPRV		
Vac Hold Apprv	VAC	%
0	85	7.39%
13	117	9.46%
13	202	8.46%

VACANT UNIT TURNAROUND REPORT
October 2020

Attachment 2

Arlington Court		230
Total Vacancy	14	
Downtime	0	
Make Ready	8	
Lease Up in Progress	2	
Leasing Date Identified	2	
Special Use	2	

Carver Park		51
Total Vacancy	5	
Downtime	0	
Make Ready	1	
Lease Up in Progress	4	
Leasing Date Identified	0	

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

College Court		251
Total Vacancy	30	
Downtime	0	
Make Ready	17	
Lease Up in Progress	8	
Leasing Date Identified	2	
Special Use	3	

Highland Homes SS		56
Total Vacancy	6	
Downtime	0	
Make Ready	5	
Lease Up in Progress	0	
Leasing Date Identified	1	

Hillside Terrace		470
Total Vacancy	34	
Downtime	0	
Make Ready	33	
Lease Up in Progress	0	
Leasing Date Identified	1	

Lincoln Court		110
Total Vacancy	11	
Downtime	0	
Make Ready	5	
Lease Up in Progress	4	
Leasing Date Identified	0	
Special Use	2	

Downtime Total	0
Make Ready Total	181
Lease Up In Progress Total	26
Leasing Date Identified Total	9
Special Use	10

Vacancy Total	226
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Total Units	2387
Occupancy Rate	90.53%

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

Mitchell Court		100
Total Vacancy	5	
Downtime	0	
Make Ready	0	
Lease Up in Progress	3	
Leasing Date Identified	0	
Special Use	2	

Scattered Sites - North & West SS		140
Total Vacancy	19	
Downtime	0	
Make Ready	19	
Lease Up in Progress	0	
Leasing Date Identified	0	

Scattered Sites - Milwaukee		56
Total Vacancy	7	
Downtime	0	
Make Ready	7	
Lease Up in Progress	0	
Leasing Date Identified	0	

Parklawn		380
Total Vacancy	38	
Downtime	0	
Make Ready	29	
Lease Up in Progress	5	
Leasing Date Identified	3	
Special Use	1	

Riverview		180
Total Vacancy	11	
Downtime	0	
Make Ready	11	
Lease Up in Progress	0	
Leasing Date Identified	0	

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

**VACANT UNIT TURNAROUND REPORT
NOVEMBER 2020**

Attachment 2

Arlington Court		230
Total Vacancies	13	
Downtime	0	
Make Ready	9	
Lease Up in Progress	0	
Leasing Date Identified	2	
Special Use	2	

Carver Park		51
Total Vacancies	4	
Downtime	0	
Make Ready	1	
Lease Up in Progress	3	
Leasing Date Identified	0	

Cherry Court SS		69
Total Vacancies	5	
Downtime	0	
Make Ready	5	
Lease Up in Progress	0	
Leasing Date Identified	0	

College Court		251
Total Vacancies	30	
Downtime	0	
Make Ready	13	
Lease Up in Progress	8	
Leasing Date Identified	6	
Special Use	3	

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

Hillside Terrace		470
Total Vacancies	35	
Downtime	0	
Make Ready	34	
Lease Up in Progress	0	
Leasing Date Identified	1	

Lincoln Court		110
Total Vacancies	11	
Downtime	0	
Make Ready	7	
Lease Up in Progress	2	
Leasing Date Identified	0	
Special Use	2	

Downtime Total	0
Make Ready Total	176
Lease Up In Progress Total	18
Leasing Date Identified Total	15
Special Use	10

Vacancy Total	219
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Total Units	2387
Occupancy Rate	90.83%

Locust Court		230
Total Vacancies	20	
Downtime	0	
Make Ready	20	
Lease Up in Progress	0	
Leasing Date Identified	0	

Mitchell Court		100
Total Vacancies	4	
Downtime	0	
Make Ready	1	
Lease Up in Progress	1	
Leasing Date Identified	0	
Special Use	2	

Scattered Sites - North & West SS		140
Total Vacancies	18	
Downtime	0	
Make Ready	18	
Lease Up in Progress	0	
Leasing Date Identified	0	

Scattered Sites - Milwaukee		56
Total Vacancies	7	
Downtime	0	
Make Ready	7	
Lease Up in Progress	0	
Leasing Date Identified	0	

Parklawn		380
Total Vacancies	39	
Downtime	0	
Make Ready	28	
Lease Up in Progress	4	
Leasing Date Identified	6	
Special Use	1	

Riverview		180
Total Vacancies	12	
Downtime	0	
Make Ready	12	
Lease Up in Progress	0	
Leasing Date Identified	0	

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

VACANT UNIT TURNAROUND REPORT DECEMBER 2020

Arlington Court		230
Total Vacancies	13	
Downtime	0	
Make Ready	8	
Lease Up in Progress	2	
Leasing Date Identified	1	
Special Use	2	

Carver Park		51
Total Vacancies	4	
Downtime	0	
Make Ready	1	
Lease Up in Progress	3	
Leasing Date Identified	0	

Cherry Court SS		69
Total Vacancies	5	
Downtime	0	
Make Ready	5	
Lease Up in Progress	0	
Leasing Date Identified	0	

College Court		251
Total Vacancies	23	
Downtime	0	
Make Ready	6	
Lease Up in Progress	12	
Leasing Date Identified	0	
Special Use	3	

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

Hillside Terrace		470
Total Vacancies	45	
Downtime	0	
Make Ready	41	
Lease Up in Progress	2	
Leasing Date Identified	2	

Lincoln Court		110
Total Vacancies	10	
Downtime	0	
Make Ready	6	
Lease Up in Progress	2	
Leasing Date Identified	0	
Special Use	2	

Downtime Total	0
Make Ready Total	157
Lease Up In Progress Total	40
Leasing Date Identified Total	6
Special Use	10

Vacancy Total	215
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Total Units	2387
Occupancy Rate	90.99%

Locust Court		230
Total Vacancies	19	
Downtime	0	
Make Ready	8	
Lease Up in Progress	11	
Leasing Date Identified	0	

Mitchell Court		100
Total Vacancies	3	
Downtime	0	
Make Ready	0	
Lease Up in Progress	1	
Leasing Date Identified	0	
Special Use	2	

Scattered Sites - North & West SS		140
Total Vacancies	20	
Downtime	0	
Make Ready	20	
Lease Up in Progress	0	
Leasing Date Identified	0	

Scattered Sites - Milwaukee		56
Total Vacancies	7	
Downtime	0	
Make Ready	7	
Lease Up in Progress	0	
Leasing Date Identified	0	

Parklawn		380
Total Vacancies	33	
Downtime	0	
Make Ready	24	
Lease Up in Progress	5	
Leasing Date Identified	3	
Special Use	1	

Riverview		180
Total Vacancies	12	
Downtime	0	
Make Ready	10	
Lease Up in Progress	2	
Leasing Date Identified	0	

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

AMP ID NUMBER	DEVELOPMENT NAME	TIME PERIOD	UNITS LEASED	DOWN TIME	MAKE READY TIME	LEASEUP TIME	Days Vacant
WI002	HACM Total	YTD	236	6	240	35	285
		Q1 2020	37	13	226	14	253
		Q2 2020	65	8	223	38	269
		Q3 2020	63	2	289	33	324
		Q4 2020	79	3	218	42	263
WI002000013	Arlington Court	YTD	35	12	152	33	198
		Q1 2020	1	4	248	48	300
		Q2 2020	9	32	160	37	228
		Q3 2020	13	1	100	33	134
		Q4 2020	12	12	101	15	128
WI002000011	College Court	YTD	35	0	148	31	179
		Q1 2020	5	0	160	19	180
		Q2 2020	10	0	144	32	175
		Q3 2020	6	0	84	23	107
		Q4 2020	14	0	203	51	254
WI002000001	Hillside Terrace	YTD	35	17	224	25	266
		Q1 2020	11	44	190	4	238
		Q2 2020	10	8	266	33	307
		Q3 2020	9	11	237	16	264
		Q4 2020	5	4	204	48	256
WI002000019	Lincoln Court	YTD	15	9	178	35	222
		Q1 2020	1	3	289	38	330
		Q2 2020	10	7	173	55	235
		Q3 2020	2	6	117	49	172
		Q4 2020	2	20	132	0	152
WI002000015	Locust Court	YTD	36	1	156	41	199
		Q1 2020	6	0	168	7	175
		Q2 2020	4	0	156	82	239
		Q3 2020	10	2	153	13	168
		Q4 2020	16	2	147	64	213

AMP ID NUMBER	DEVELOPMENT NAME	TIME PERIOD	UNITS LEASED	DOWN TIME	MAKE READY TIME	LEASEUP TIME	Days Vacant
WI002000017	Mitchell Court	YTD	7	2	163	0	165
		Q1 2020	0	N/A	N/A	N/A	N/A
		Q2 2020	4	3	237	0	240
		Q3 2020	1	1	144	1	146
		Q4 2020	2	1	107	0	108
WI002000007	Parklawn	YTD	50	1	302	55	358
		Q1 2020	8	0	248	31	278
		Q2 2020	13	1	293	44	338
		Q3 2020	9	2	377	88	467
		Q4 2020	20	1	290	58	349
WI002000062	Riverview	YTD	7	0	115	5	120
		Q1 2020	2	1	75	1	76
		Q2 2020	1	0	218	3	221
		Q3 2020	1	0	60	13	73
		Q4 2020	3	1	108	2	111
WI002000063	Scattered Sites - Cherry Court	YTD	7	1	550	13	743
		Q1 2020	0	N/A	N/A	N/A	N/A
		Q2 2020	2	0	655	10	665
		Q3 2020	4	0	287	22	849
		Q4 2020	1	2	707	7	716
WI002000060	Scattered Sites - Highland Homes	YTD	3	6	536	2	544
		Q1 2020	0	N/A	N/A	N/A	N/A
		Q2 2020	0	N/A	N/A	N/A	N/A
		Q3 2020	2	3	587	1	591
		Q4 2020	1	8	485	3	496
WI002000010	Scattered Sites - Milwaukee	YTD	2	1	671	1	672
		Q1 2020	0	N/A	N/A	N/A	N/A
		Q2 2020	0	N/A	N/A	N/A	N/A
		Q3 2020	1	1	825	1	827
		Q4 2020	1	0	516	0	516

AMP ID NUMBER	DEVELOPMENT NAME	TIME PERIOD	UNITS LEASED	DOWN TIME	MAKE READY TIME	LEASEUP TIME	Days Vacant
WI002000016	Scattered Sites - North/West	YTD	7	15	484	17	516
		Q1 2020	1	0	383	3	386
		Q2 2020	1	58	118	0	176
		Q3 2020	4	0	760	59	819
		Q4 2020	1	0	675	7	682
WI002000061	Scattered Sites - South	YTD	4	0	669	2	670
		Q1 2020	2	0	702	2	704
		Q2 2020	0	N/A	N/A	N/A	N/A
		Q3 2020	1	0	531	2	533
		Q4 2020	1	0	773	1	774
WI002000046	Townhomes at Carver Park	YTD	0	N/A	N/A	N/A	N/A
		Q1 2020	0	N/A	N/A	N/A	N/A
		Q2 2020	0	N/A	N/A	N/A	N/A
		Q3 2020	0	N/A	N/A	N/A	N/A
		Q4 2020	0	N/A	N/A	N/A	N/A

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	2306	640216	1	1633 N ARLINGTON PLACE	5/22/2020	219	Lease in Progress	3/31/2021
WI002000013	640	ARLINGTON	1405	640125	1	1633 N ARLINGTON PLACE	7/15/2020	166	Ready to Lease	
WI002000013	640	ARLINGTON	2110	640200	1	1633 N ARLINGTON PLACE	9/1/2020	120	Ready to Lease	
WI002000013	640	ARLINGTON	1509	640139	1	1633 N ARLINGTON PLACE	9/8/2020	113	Ready to Lease	
WI002000013	640	ARLINGTON	402	640022	1	1633 N ARLINGTON PLACE	9/10/2020	111	Ready to Lease	
WI002000011	643	COLLEGE COURT	719	643190	1	3334 W HIGHLAND BLVD	12/9/2019	382	Ready to Lease	
WI002000011	643	COLLEGE COURT	1114	643225	1	3334 W HIGHLAND BLVD	12/31/2019	360	Ready to Lease	
WI002000011	643	COLLEGE COURT	1204	643109	1	3334 W HIGHLAND BLVD	3/9/2020	292	Ready to Lease	
WI002000011	643	COLLEGE COURT	1220	643241	1	3334 W HIGHLAND BLVD	06/23/20	188	Ready to Lease	
WI002000011	643	COLLEGE COURT	802	643067	1	3334 W HIGHLAND BLVD	07/01/20	180	Lease in Progress	1/4/2021
WI002000011	643	COLLEGE COURT	1102	643097	1	3334 W HIGHLAND BLVD	07/14/20	167	Ready to Lease	
WI002000011	643	COLLEGE COURT	304	643019	1	3334 W HIGHLAND BLVD	07/24/20	157	Ready to Lease	
WI002000011	643	COLLEGE COURT	620	643181	1	3334 W HIGHLAND BLVD	07/31/20	150	Lease in Progress	1/4/2021
WI002000011	643	COLLEGE COURT	420	643161	1	3334 W HIGHLAND BLVD	08/10/20	141	Ready to Lease	
WI002000011	643	COLLEGE COURT	1313	643244	1	3334 W HIGHLAND BLVD	08/13/20	138	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	217	643138	1	3334 W HIGHLAND BLVD	08/21/20	130	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	619	643180	1	3334 W HIGHLAND BLVD	08/31/20	120	Ready to Lease	
WI002000011	643	COLLEGE COURT	313	643144	1	3334 W HIGHLAND BLVD	08/31/20	120	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	320	643151	1	3334 W HIGHLAND BLVD	08/31/20	120	Make Ready in Progress	
WI002000011	643	COLLEGE COURT	1005	643090	1	3334 W HIGHLAND BLVD	09/11/20	110	Ready to Lease	
WI002000011	643	COLLEGE COURT	716	643187	1	3334 W HIGHLAND BLVD	09/28/20	93	Make Ready in Progress	
WI002000060	625	HIGHLAND HOMES SS		620333	4	2427 N 35 ST	04/02/18	989	Submit Application for Disposition	6/30/2021
WI002000060	625	HIGHLAND HOMES SS		620324	5	1623 W VINE ST	10/01/18	810	Submit Application for Disposition	6/30/2021
WI002000060	625	HIGHLAND HOMES SS		620354	3	2445 N 22ND ST	07/25/19	516	Submit Application for Disposition	6/30/2021
WI002000060	625	HIGHLAND HOMES SS		620346	5	1205 N 19TH ST	12/18/19	373	Submit Application for Disposition	6/30/2021
WI002000060	625	HIGHLAND HOMES SS		620301	5	1832 N 13 St	04/15/20	256	Submit Application for Disposition	6/30/2021
WI002000001	681	HILLSIDE TERRACE	618	681618	2	814 W ESSEX LANE	04/15/19	616	Lease in Progress	1/4/2021
WI002000001	681	HILLSIDE TERRACE	557	681557	2	853 W. SOMERS ST	11/5/2019	416	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	467	681467	3	1547 N. 8TH ST.	11/19/19	402	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	63	681063	1	629 W. KNEELAND ST.	01/28/20	333	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	565	681565	3	1438 N. 9TH ST	2/25/2020	306	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	5B	681271	1	1545 N. 7TH ST	2/27/2020	304	Ready to Lease	
WI002000001	681	HILLSIDE TERRACE	443	681443	3	1554 N. 8TH ST.	3/2/2020	299	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	223	681223	2	1548 N. 7TH ST	3/11/2020	290	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	126	681126	1	671 W. REV CECIL FISHER LANE	3/18/2020	283	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	502	681502	5	1528 N. 9th St.	03/27/20	274	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	230	681230	2	1554 N. 7TH ST.	4/3/2020	268	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	458	681458	3	704 W. SOMERS ST.	5/1/2020	240	Make Ready in Progress	

As of 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
WI002000001	681	HILLSIDE TERRACE	473	681473	3	1555 N. 8TH ST.	5/4/2020	237	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	173	681173	1	1526 N. 6TH PL.	5/4/2020	237	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	492	681492	3	825 W. GALENA ST.	5/8/2020	233	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	474	681474	3	1555 N. 8TH ST.	6/9/2020	202	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	437	681437	3	715 W. Galena St	6/17/2020	194	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	514	681514	2	803 W. SOMERS ST.	6/22/2020	189	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	444	681444	3	1555 N. 8TH ST.	6/30/2020	180	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	304	681304	3	1347 N. 7TH ST.	7/8/2020	173	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	8C	681294	2	1545 N. 7TH ST	8/1/2020	150	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	303	681303	3	1347 N. 7TH ST.	8/10/2020	141	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	4A	681264	1	1545 N. 7TH ST	8/11/2020	140	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	455	681455	3	704 W. SOMERS ST.	8/11/2020	140	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	453	681453	4	708 W. SOMERS ST.	9/1/2020	120	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	310	681310	2	705 W. VLIET ST.	9/2/2020	119	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	328	681328	2	721 W. VLIET ST	9/2/2020	119	Make Ready in Progress	
WI002000001	681	HILLSIDE TERRACE	5	681005	2	632 W. VLIET ST.	9/17/2020	104	Make Ready in Progress	
WI002000063	693	HOPE VI SS (CHERRY CT)		693065	3	3610 W HAMPTON AVE	10/24/2018	787	Submit Application for Disposition	6/30/2021
WI002000063	693	HOPE VI SS (CHERRY CT)		693025	3	2645 N 20TH ST	10/24/18	787	Submit Application for Disposition	6/30/2021
WI002000063	693	HOPE VI SS (CHERRY CT)		693069	5	6158 N 40TH ST	12/13/19	378	Submit Application for Disposition	6/30/2021
WI002000063	693	HOPE VI SS (CHERRY CT)		693018	3	2618 N 23 St	05/15/20	226	Submit Application for Disposition	6/30/2021
WI002000063	693	HOPE VI SS (CHERRY CT)		693032	5	2463 N 20 St	08/07/20	144	Submit Application for Disposition	6/30/2021
WI002000019	646	LINCOLN COURT	205	646005	1	2325 S HOWELL AVE	06/01/20	210	Ready to Lease	
WI002000015	647	LOCUST COURT	204	647004	1	1350 E LOCUST ST	12/02/19	389	Make Ready in Progress	
WI002000015	647	LOCUST COURT	202	647002	1	1350 E LOCUST ST	12/02/19	389	Make Ready in Progress	
WI002000015	647	LOCUST COURT	810	647070	1	1350 E LOCUST ST	01/09/20	352	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1301	647111	1	1350 E LOCUST ST	05/07/20	234	Ready to Lease	
WI002000015	647	LOCUST COURT	2105	647195	1	1350 E LOCUST ST	05/13/20	228	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2407	647227	1	1350 E LOCUST ST	06/25/20	186	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1105	647095	1	1350 E LOCUST ST	07/01/20	180	Make Ready in Progress	
WI002000015	647	LOCUST COURT	1407	647127	1	1350 E LOCUST ST	07/23/20	158	Ready to Lease	
WI002000015	647	LOCUST COURT	1305	647115	1	1350 E LOCUST ST	08/03/20	148	Make Ready in Progress	
WI002000015	647	LOCUST COURT	2210	647210	1	1350 E LOCUST ST	08/05/20	146	Make Ready in Progress	
WI002000015	647	LOCUST COURT	906	647076	1	1350 E LOCUST ST	08/07/20	144	Ready to Lease	
WI002000015	647	LOCUST COURT	2008	647188	1	1350 E LOCUST ST	08/10/20	141	Make Ready in Progress	
WI002000010	694	MILWAUKEE SS		690562	3	2788 S. Superior	07/01/06	5220	Submit Application for Disposition	6/30/2021
WI002000010	694	MILWAUKEE SS		690578	3	4987 N 58 St	06/12/14	2359	Submit Application for Disposition	6/30/2021
WI002000010	694	MILWAUKEE SS		690638	3	3356 N. 22nd St.	09/03/17	1198	Submit Application for Disposition	6/30/2021

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
WI002000010	694	MILWAUKEE SS		664937	3	2336 N Booth	08/12/18	859	Submit Application for Disposition	6/30/2021
WI002000010	694	MILWAUKEE SS		690508	3	2144 N. Holton	10/01/18	810	Submit Application for Disposition	6/30/2021
WI002000010	694	MILWAUKEE SS		690708	4	3209 N 34 St	03/04/19	657	Submit Application for Disposition	6/30/2021
WI002000010	694	MILWAUKEE SS		690707	4	3221 N 34 St	11/04/19	417	Submit Application for Disposition	6/30/2021
WI002000017	649	MITCHELL COURT	506	649036	1	2600 W NATIONAL AVE	08/10/20	141	Make Ready in Progress	
WI002000016	691	NORTH & WEST SS		690710	4	3156 N 24 PL	06/20/17	1271	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664955	2	3216 N 13 St	09/06/18	835	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664954	2	3207 N 12 St	12/01/18	750	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664957	2	2806 N 17	12/05/18	746	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690004	3	1925 W. Cornell St	03/15/19	646	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690002	3	1917 W. Cornell St	04/02/19	629	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690309	3	8948 W WINFIELD AVE	04/02/19	629	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664941	3	3537 N 9 St	05/13/19	588	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690722	3	1014 W Keefe	05/31/19	570	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690020	3	1975 W. Congress	06/03/19	568	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690014	3	1997 W. Lawrence	11/07/19	414	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690741	3	2502 N 39 St	11/21/19	400	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664917	3	3160 N 28 St	12/05/19	386	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		664942	3	5311 N 35 St	01/14/20	347	Submit Application for Disposition	6/30/2021
WI002000010	691	NORTH & WEST SS		664961	2	2811 N 18 St	03/02/20	299	Submit Application for Disposition	6/30/2021
WI002000016	691	NORTH & WEST SS		690717	3	5401 W. Silver Spring Dr	03/10/20	291	Submit Application for Disposition	6/30/2021
WI002000007	671	PARKLAWN	412	671412	2	4329 N SHERMAN	04/24/19	607	Make Ready in Progress	
WI002000007	671	PARKLAWN	429	671429	3	4263 N SHERMAN	09/04/19	477	Make Ready in Progress	
WI002000007	671	PARKLAWN	494	671494	2	4310 W RICE WAY	10/01/19	450	Make Ready in Progress	
WI002000007	671	PARKLAWN	485	671485	3	4373 N SHERMAN	10/02/19	449	Make Ready in Progress	
WI002000007	671	PARKLAWN	339	671339	3	4205 N 44TH WAY	02/20/20	311	Make Ready in Progress	
WI002000007	671	PARKLAWN	48	671048	2	4366 N. 47TH ST	02/29/20	300	Make Ready in Progress	
WI002000007	671	PARKLAWN	374	671374	2	4221 N. SHERMAN	04/15/20	256	Ready to Lease	
WI002000007	671	PARKLAWN	414	671414	2	4325 N. SHERMAN	05/01/20	240	Ready to Lease	
WI002000007	671	PARKLAWN	103	671103	2	4270 N. 47TH ST	05/08/20	233	Make Ready in Progress	
WI002000007	671	PARKLAWN	152	671152	2	4216 N. 47TH	06/08/20	203	Make Ready in Progress	
WI002000007	671	PARKLAWN	329	671329	2	4231 N 44TH WAY	06/15/20	196	Make Ready in Progress	
WI002000007	671	PARKLAWN	18	671018	2	4357 N 46TH ST	06/15/20	196	Make Ready in Progress	
WI002000007	671	PARKLAWN	365	671365	3	4309 W. OLIVE WAY	06/30/20	180	Make Ready in Progress	
WI002000007	671	PARKLAWN	346	671346	2	4214 N. 44TH PL	07/09/20	172	Make Ready in Progress	
WI002000007	671	PARKLAWN	336	671336	2	4211 N. 44TH WAY	07/17/20	164	Make Ready in Progress	
WI002000007	671	PARKLAWN	401	671401	2	4327 W. RICE WAY	07/20/20	161	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	366	671366	3	4241 N. SHERMAN	08/07/20	144	Make Ready in Progress	
WI002000007	671	PARKLAWN	176	671176	3	4225 N 45TH	08/11/20	140	Make Ready in Progress	
WI002000007	671	PARKLAWN	426	671426	2	4269 N SHERMAN	08/14/20	137	Make Ready in Progress	
WI002000007	671	PARKLAWN	350	671350	2	4222 N 44TH PL	08/27/20	124	Make Ready in Progress	
WI002000007	671	PARKLAWN	431	671431	2	4314 W. OLIVE WAY	09/01/20	120	Make Ready in Progress	
WI002000007	671	PARKLAWN	134	671134	3	4229 N. 46TH WAY	09/10/20	111	Make Ready in Progress	
WI002000007	671	PARKLAWN	324	671324	3	4241 N. 44TH WAY	09/10/20	111	Make Ready in Progress	
WI002000007	671	PARKLAWN	186	671186	2	4512 W. HOPE	09/30/20	90	Make Ready in Progress	
WI002000062	650	RIVERVIEW	1209	650109	1	1300 E KANE PLACE	05/05/20	236	Make Ready in Progress	
WI002000062	650	RIVERVIEW	910	650080	1	1300 E KANE PLACE	06/26/20	185	Make Ready in Progress	
WI002000062	650	RIVERVIEW	1409	650129	1	1300 E KANE PLACE	06/26/20	185	Ready to Lease	
WI002000062	650	RIVERVIEW	1202	650102	1	1300 E KANE PLACE	06/29/20	182	Make Ready in Progress	
WI002000062	650	RIVERVIEW	208	650008	1	1300 E KANE PLACE	07/23/20	158	Make Ready in Progress	
WI002000062	650	RIVERVIEW	404	650024	1	1300 E KANE PLACE	08/03/20	148	Make Ready in Progress	
WI002000062	650	RIVERVIEW	301	650011	1	1300 E KANE PLACE	09/02/20	119	Make Ready in Progress	
WI002000062	650	RIVERVIEW	1508	650138	1	1300 E KANE PLACE	09/10/20	111	Make Ready in Progress	
WI002000061	688	SOUTHSIDE SS		690235	3	2722 S 12 ST	05/17/18	944	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690249	3	5818 S 14 ST	06/05/18	926	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690224	3	1310 S 23 ST	08/31/18	840	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690767	3	6630 HARRISON AVE	09/06/18	835	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690233	3	2718 S 12 ST	09/11/18	830	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690513	3	1227 W LAPHAM BLVD	04/04/19	627	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690762	3	1624 S 31ST ST	04/26/19	605	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690049	3	1572 W PLAINFIELD AVE	07/31/19	510	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690039	3	1563 W PLAINFIELD AVE	09/09/19	472	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690053	3	3117 S 72 St	09/19/19	462	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690036	3	1551 W PLAINFIELD AVE	11/01/19	420	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690574	4	4522 W CLEVELAND AVE	11/05/19	416	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690042	3	1581 W. Plainfield Ave.	01/27/20	334	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		664915	3	1022 S 11 St	02/28/20	303	Submit Application for Disposition	6/30/2021
WI002000061	688	SOUTHSIDE SS		690047	3	1562 W. Plainfield Ave.	08/15/20	136	Submit Application for Disposition	6/30/2021