



HACM Operations

RECOVERY PLAN MONTHLY UPDATE

	<u>May 2021</u>	<u>Jun. 2021</u>	<u>Change</u>	<u>Change Since Start</u>
Occupancy Rate	94.61%	97.19%	^ 2.58%	^ 5.71%
Average Days Vacant	200 days	86 days	v 114 days	v 171 days
Move Outs	31	19	v 12	374 total
Move Ins	47	83	^ 36	535 total
Units Ready to Lease	55	9	v 46	

Narrative:

We've received 212 applications from the Continuum of Care Group (Homeless Prevention). Out of the 212 applications, 191 have been or are in process, 116 have been approved, and 35 have been leased. A combination of this initiative and strong leasing at Hillside and Scattered Site developments were critical in HACM reaching our Recovery Plan Goal of 96% by June 30, 2021.

Average Days Vacant has fluctuated due to the dwindling number of vacant units month over month. As our occupancy rate grows, there is less supply of vacant units. With this dwindling supply, staff has begun to focus on units that need more intensive repairs, which can alter the Average Days Vacant for units being leased.

Newly vacant units are being turned in less than 30 days with a June average of 16 days.

All annual unit inspections are completed with work orders being completed to reach the August 31st deadline.

Residents received the REAC training in the 2nd quarter newsletter. The resident handbook is in the process of being updated to reflect the changes.