

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 5/31	End 5/31	End 5/31
	Dallas/Plano/Irving	18,000	29,900	191,200
	Fort Worth/Arlington	4,700	(1,400)	69,000
		22,700	28,500	260,200
INTEREST RATES ²	Rates	END 6/30		Yr. Ago
	10 Year Treasury		1.45%	0.66%
	11th District COFI		0.34%	0.74%
	1 Mo. LIBOR		0.10%	0.16%
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 6/30	12 Mo End 6/30	24 Mo End 6/30
	Dallas County			
	Added	4,743	11,139	23,585
	Absorbed	9,778	14,349	21,635
	Tarrant County			
	Added	2,237	8,266	14,408
	Absorbed	5,257	8,041	14,182
OCCUPANCY RATES ³	Dallas County	6/30/2021	6 Mo Ago	12 Mo Ago
	2010's and newer	84.9%	81.0%	81.2%
	2000's	94.1%	92.9%	92.9%
	1990's	95.5%	93.8%	94.1%
	1980's	93.5%	93.4%	93.5%
	1970's or Older	93.1%	92.1%	92.5%
	Tarrant County			
	2010's and newer	82.1%	76.9%	80.4%
	2000's	94.9%	94.5%	94.0%
	1990's	94.1%	93.7%	94.1%
	1980's	94.2%	93.6%	94.2%
	1970's or Older	92.3%	91.4%	91.7%
RENTAL RATES ³	Dallas County	6/30/2021	6 Mo Ago	12 Mo Ago
	2010's and newer	\$1,697	\$1,574	\$1,607
	2000's	\$1,518	\$1,427	\$1,440
	1990's	\$1,440	\$1,339	\$1,342
	1980's	\$1,043	\$1,003	\$1,003
	1970's or Older	\$999	\$969	\$966
	Tarrant County			
	2010's and newer	\$1,447	\$1,377	\$1,390
	2000's	\$1,352	\$1,276	\$1,263
	1990's	\$1,333	\$1,240	\$1,231
	1980's	\$1,053	\$998	\$992
	1970's or Older	\$981	\$946	\$934
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	2020	-125,600	1 Texas Workforce Commission	
	2019	127,600	2 Banxquote.com	
	2018	102,200	3 ALNsys.com - Rental rates are after concessions.	
	2017	91,700	Approximately 25% of 70's or older are all bills paid	
	2016	120,500		
	2015	98,700		
	2014	132,000		

CDC Announcement on Eviction Moratorium

Dear NAA Members,

On June 24, the U.S. Centers for Disease Control and Prevention (CDC) extended its **Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19** through July 31. The CDC Order ("the Order") keeps the modifications added during the March 28 extension in place, while the core elements of the Order remain the same – the CDC has claimed that this extension will be the last and the federal government must abide by their word and allow the moratorium to expire. In **The New York Times**, the National Apartment Association (NAA) expressed extreme disappointment that the Administration extended their federal moratorium yet again and recognizes the gravity of this move and vast ramifications it has on rental housing operations.

The Consumer Financial Protection Bureau and the Federal Trade Commission also will likely continue their enforcement efforts against housing providers who violate the CDC Order. NAA will continue our fight against these troublesome federal mandates through ongoing engagement with the Biden Administration and Congress and keep members informed as we update our member guidance accordingly.

NAA has staunchly opposed and aggressively advocated against the CDC's overreaching and destructive Order – we were the first association to file suit against it and we continue to carry the message in the judiciary and onto Capitol Hill. We have deployed both our Washington, D.C. assets and the membership at large to urge Congress and the Administration to end the moratorium, and pushed the same message in top media outlets throughout the nation.

Further, we continue to pursue all legal options. We are encouraged by the growing legal precedent, built over the foundation of NAA's initial lawsuit (Sept. 2020), declaring the Order unlawful. NAA is actively participating as plaintiffs and amici in several ongoing cases, and we are also anxiously awaiting a **decision from the U.S. Supreme Court** that will determine whether protected evictions can resume following a federal judge's ruling in D.C.

NAA will keep you abreast of new developments as the situation continues to evolve.

Stay safe and well,

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