

**LAST CHANCE to Stop the Eviction Moratorium**

July 21, 2020  
National Apartment Association

At the end of July, federal resources helping so many apartment residents make their rent payments during the COVID emergency will expire. The federal eviction moratorium will also run out. Meanwhile, a recent report noted an 8 percent drop in rent payments between June and July, with residents in workforce and class C properties experiencing particular hardship. Media reports abound of “eviction tsunamis” on the horizon.

For the next three weeks, Congress will grapple with how to respond to this housing crisis and they are being bombarded with calls to extend the federal eviction moratorium. They must hear from the apartment industry or we risk being left behind in the final legislation.

[Tell Congress we need emergency rental assistance and not another eviction moratorium!](#)

An eviction moratorium may keep residents in their homes in the short term, but it will just put them months behind in their payments that they will struggle to ever make up. And months of lost rent will cripple our industry’s ability to protect our communities, pay our employees and meet our own financial obligations. A robust and targeted rental assistance program, on the other hand, will keep residents who have a COVID-related hardship in their homes and keep apartment communities stable and solvent.

All indications are that this will be the last relief package of the year, so this is the LAST CHANCE to get meaningful emergency rental assistance.

[Please contact your members of Congress TODAY before it’s too late and tell them to pass emergency rental assistance and not eviction moratoriums!](#)

JOB GROWTH 1	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 6/30	End 6/30	End 6/30
	Dallas/Plano/Irving	70,200	(160,000)	(94,600)
	Fort Worth/Arlington	33,700	(69,000)	(47,000)
		103,900	(229,000)	(141,600)
INTEREST RATES 2	Rates	END 7/31		Yr. Ago
	10 Year Treasury		0.55%	1.90%
	11th District COFI		0.76%	1.14%
	1 Mo. LIBOR		0.17%	2.23%
SUPPLY/ DEMAND 3	Units Added/ Absorbed	6 Mo End 7/31	12 Mo End 7/31	24 Mo End 7/31
	<b>Dallas County</b>			
	Added	4,374	11,802	23,530
	Absorbed	4,549	7,371	18,475
	<b>Tarrant County</b>			
	Added	3,890	6,378	13,968
	Absorbed	4,474	6,057	12,023
OCCUPANCY RATES 3	Dallas County	7/31/2020	6 Mo Ago	12 Mo Ago
	2010's	81.8%	80.5%	82.0%
	2000's	92.9%	93.4%	94.0%
	1990's	94.2%	94.4%	95.1%
	1980's	93.5%	92.9%	94.0%
	1970's or Older	92.5%	92.8%	93.3%
	<b>Tarrant County</b>			
	2010's	79.8%	80.7%	77.7%
	2000's	94.0%	93.6%	94.0%
	1990's	93.9%	93.9%	95.0%
	1980's	94.2%	93.0%	94.2%
	1970's or Older	91.7%	90.6%	91.2%
RENTAL RATES 3	Dallas County	7/31/2020	6 Mo Ago	12 Mo Ago
	2010's	\$1,612	\$1,603	\$1,611
	2000's	\$1,441	\$1,433	\$1,454
	1990's	\$1,339	\$1,351	\$1,354
	1980's	\$1,006	\$992	\$994
	1970's or Older	\$967	\$956	\$947
	<b>Tarrant County</b>			
	2010's	\$1,389	\$1,386	\$1,408
	2000's	\$1,263	\$1,252	\$1,266
	1990's	\$1,231	\$1,224	\$1,237
	1980's	\$992	\$978	\$969
	1970's or Older	\$933	\$913	\$907
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	2019	127,600	1 Texas Workforce Commission	
	2018	102,200	2 Banxquote.com	
	2017	91,700	3 ALNsys.com - Rental rates are after concessions.	
	2016	120,500	Approximately 25% of 70's or older are all bills paid	
	2015	98,700		
	2014	132,000		
	2013	95,600		

Mark Cantrell  
214-368-1295

[mcantrell@cantrellcompany.com](mailto:mcantrell@cantrellcompany.com)

Sam Pettigrew  
972-630-6691

[sp@cantrellcompany.com](mailto:sp@cantrellcompany.com)

Thomas Hooke  
972-630-6696

[thooke@cantrellcompany.com](mailto:thooke@cantrellcompany.com)