

JOB GROWTH ¹	Area New Jobs			
	1 Mo	6 Mo	12 Mo	
	Estimate	End 7/31	End 7/31	End 7/31
	Dallas/Plano/Irving	(8,700)	(127,500)	(101,000)
	Fort Worth/Arlington	(4,200)	(62,000)	(50,500)
		(12,900)	(189,500)	(151,500)
INTEREST RATES ²	Rates			
	END 8/31			Yr. Ago
	10 Year Treasury		0.72%	1.47%
	11th District COFI		0.68%	1.14%
	1 Mo. LIBOR		0.17%	2.12%
SUPPLY/ DEMAND ³	Units Added/ Absorbed			
	6 Mo	12 Mo	24 Mo	
	End 8/31	End 8/31	End 8/31	
	Dallas County			
	Added	4,196	10,976	23,150
	Absorbed	4,682	8,204	18,626
	Tarrant County			
	Added	3,333	7,220	13,419
	Absorbed	4,658	6,061	11,531
OCCUPANCY RATES ³	Dallas County			
	8/31/2020	6 Mo Ago	12 Mo Ago	
	2010's	82.2%	80.9%	82.4%
	2000's	92.9%	93.3%	93.6%
	1990's	94.3%	94.5%	94.8%
	1980's	93.4%	93.1%	93.0%
	1970's or Older	92.8%	92.7%	93.2%
	Tarrant County			
	2010's	79.5%	79.4%	81.2%
	2000's	94.5%	93.6%	93.7%
	1990's	94.0%	93.8%	95.0%
	1980's	94.2%	93.2%	93.8%
	1970's or Older	91.9%	90.2%	90.8%
RENTAL RATES ³	Dallas County			
	8/31/2020	6 Mo Ago	12 Mo Ago	
	2010's	\$1,598	\$1,605	\$1,611
	2000's	\$1,423	\$1,439	\$1,445
	1990's	\$1,345	\$1,354	\$1,351
	1980's	\$1,007	\$1,004	\$998
	1970's or Older	\$968	\$963	\$955
	Tarrant County			
	2010's	\$1,378	\$1,391	\$1,396
	2000's	\$1,272	\$1,260	\$1,262
	1990's	\$1,233	\$1,224	\$1,235
	1980's	\$990	\$986	\$970
	1970's or Older	\$937	\$923	\$911
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	2019	127,600		
	2018	102,200		
	2017	91,700		
	2016	120,500		
	2015	98,700		
	2014	132,000		
	2013	95,600		

1 Texas Workforce Commission
2 Banxquote.com
3 ALNsys.com - Rental rates are after concessions. Approximately 25% of 70's or older are all bills paid

Dear NAA Members,

At 4:15 p.m. today, September 1, 2020, the U.S. Centers for Disease Control and Prevention (CDC) filed an **order** in the Federal Register to temporarily halt residential evictions to prevent the further spread of COVID-19. The order is scheduled to be **formally published** on Friday, September 4 and will bar evictions of renters in residential housing until December 31, 2020. The order applies to renters within certain income limits and who, under penalty of perjury, can demonstrate a need for these protections according to a set of specific criteria. It excludes evictions for lawful reasons other than nonpayment of rent.

We are performing in-depth analysis of the complex, 37-page order now. We will provide more insight tomorrow. The National Apartment Association (NAA) is **deeply concerned** by this action and given that it remains uncoupled with robust emergency rental assistance, we understand the devastating effects a national eviction moratorium will have on the apartment industry, housing affordability and America's 40 million apartment residents.

Stay safe and well,

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President and CEO, NAA

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