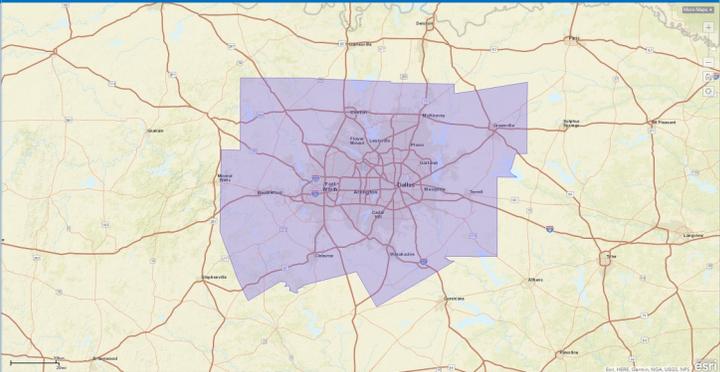


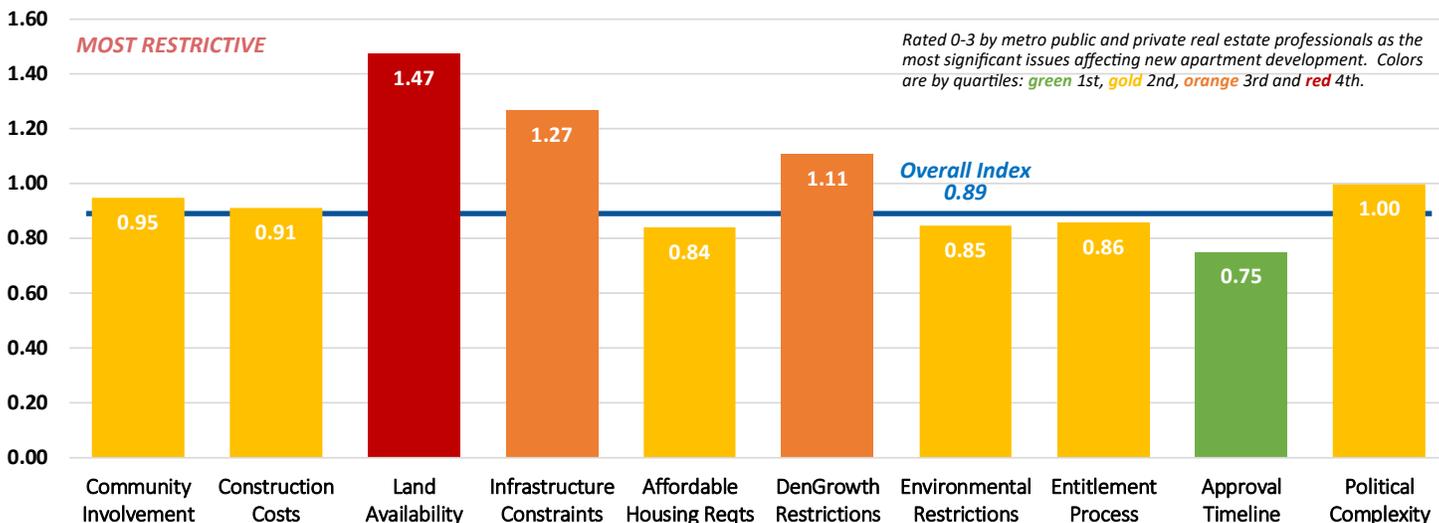
BARRIERS to APARTMENT CONSTRUCTION				DALLAS
BARRIERS RANKING ¹	NEW MF DEMAND ²	HIGH RENT BURDEN ³	STAR SHARE ⁴	
10	227k	40%	19%	
MEDIAN RENTAL HOUSEHOLD INCOME			\$45,800	
INCOME REQUIRED FOR AVERAGE RENT ⁵			\$44,960	

MOST RESTRICTIVE APARTMENT CATEGORIES:

- LAND AVAILABILITY
- INFRASTRUCTURE CONSTRAINTS
- DENSITY and GROWTH RESTRICTIONS

Metro Dallas-Fort Worth enjoys both the greatest apartment demand among major national markets and ranks in the top fourths of lowest barriers to new apartments with an overall supply index of 0.89. Survey respondents in this sprawling metro cite land availability as the greatest restriction. Also cited is infrastructure constraints relative to availability, impact fees and traffic, plus general density restrictions tied to lot, height and parking limits. Above the index, political complexity is specific to the heavy influence of both local councils and their residents. Typical supply restrictions from other community, construction and land costs, affordable housing, environmental and entitlement issues are nominal. The median rental income in Dallas is just above the income requirements for their average market rents of \$1,125.

Barriers to Apartment Construction Subindices



BARRIERS INDEX METHODOLOGY:

These NAA HAS Barriers to Apartment Construction indices were created from over 90 apartment development, process and timing questions in ten categories and sourced digitally from real estate professionals in both the public and private realms. An initial overall metro **Barriers to Apartment Construction Index** is also plotted above.

DEFINITIONS and NOTES:

- ¹**BARRIERS RANKING** is the relative ranking among 58 major metro apartment markets based upon the average index of each metro from the least restricted to the most; ranges from 1 (Albuquerque) to 58 (San Jose). Rankings consider expert responses from throughout the extended metro that includes but not isolates the urban core.
- ²**NEW MF DEMAND** is the updated total demand for new multifamily units (in thousands) through 2030 based upon the forecasted total rental housing demand 2017-2030 from the NAA-NMHC demand study by HAS: *U.S. Apartment Demand—A Forward Look (2017)*; ranges from 3,890 (Sioux Falls) to 222,589 (New York).
- ³**HIGH RENT BURDEN** refers to that share of 2017 households spending over 35% of combined household income on rent; major metro ranges from 56% and rents of \$1,370 (Miami) to 38% and rents of \$865 (Sioux Falls) with a major metro average of 43%.
- ⁴**STAR SHARE** is that share of metro rental housing stock with five or more units HAS qualified as **Second-Tier Affordable Rentals* or those non-institutional sites of typically lower unit count, lower quality and greater age, often overlooked as crucial affordable housing already in place. Using CoStar® ratings of 1-5 for sites of five units or more, STAR is the lower ratings of 1-2. This share ranges from 61% (Los Angeles) to 17% (Austin) with a major metro average of 36%.
- ⁵**INCOME REQUIRED FOR AVERAGE RENT** assumes a more conservative 30% of rental household income needed for the average metro contract rent.