



# Apartment Association of Southeastern Wisconsin

*Advocating for Sustainable Rental Housing*

E-mail: [membership@AASEW.org](mailto:membership@AASEW.org)

Website: [www.aasew.org](http://www.aasew.org)

## The Eviction Moratorium is Ending! What Should You Do Now?

The CDC Moratorium is ending. What action should be taken now?

This Apartment Association of Southeastern Wisconsin (AASEW) meeting will cover best practices in addressing those renters who have outstanding balances during the moratorium.

There are millions of dollars of Federal Emergency Rent Assistance still available. Learn the latest on obtaining this money to collect the rent due you.

The courts are overwhelmed and slow due to 15 months of various moratoriums. Valued partners will discuss alternative dispute resolution tools that may expedite your renter paying or moving.

When: Wednesday, July 21st, 2021, 1:00 PM

Location: Virtual - A Remote Meeting link will be sent to all registered attendees.

Cost: FREE

## Featured Speakers

**Atty. Tristan Pettit**  
AASEW Board Member and Attorney at Law

**Atty. Heiner Giese**  
AASEW Legal Counsel and Lobbyist

**Deb Heffner**  
Housing Strategy Director with Community Advocates

**Amy H. Koltz**  
Executive Director Mediate Milwaukee

**Lasonda Buck, BS. MSM, MBA**  
Rental Assistance Supervisor Social Development Commission

**Joanne Lipo Zovic**  
Mediator Mediate Milwaukee

**Wendy Weckler**  
Hope House Executive Director

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### AASEW Mission Statement:

*"The Apartment Association of Southeastern Wisconsin is your primary resource for education, mutual support and legislative advocacy for the successful ownership and management of rental property."*

# The Apartment Association of Southeastern Wisconsin Inc.

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## May Rental Data: U.S. Rental Prices Reach Highest Point in Two Years

By Nicolas Bedo, Danielle Hale, Economic Data Analyst,  
[www.realtor.com](http://www.realtor.com)

Nationally, monthly rents are finally growing faster than their pre-COVID rates, driving rental prices to their highest point in 27 months.

Last March, prior to the onset of the pandemic, rents in the 50 largest metro areas were growing by 3.2% year-over-year. That growth gradually slowed throughout the pandemic, down to 0.6% in February 2021. However, as of May 2021, the median national rent reached \$1,527, up to 5.5% (\$79) year-over-year. Rents have fully recovered in many of the nation's largest cities, and are on track to speedy recovery in many others. Because national rents slowed but never fell on a year-over-year basis during the pandemic, rents are up to 7.5% over the last two years.

Of the 50 largest metropolitan areas, 43 saw their median rent increase year-over year in May, up from 40 metros in April, and 33 metros in March.

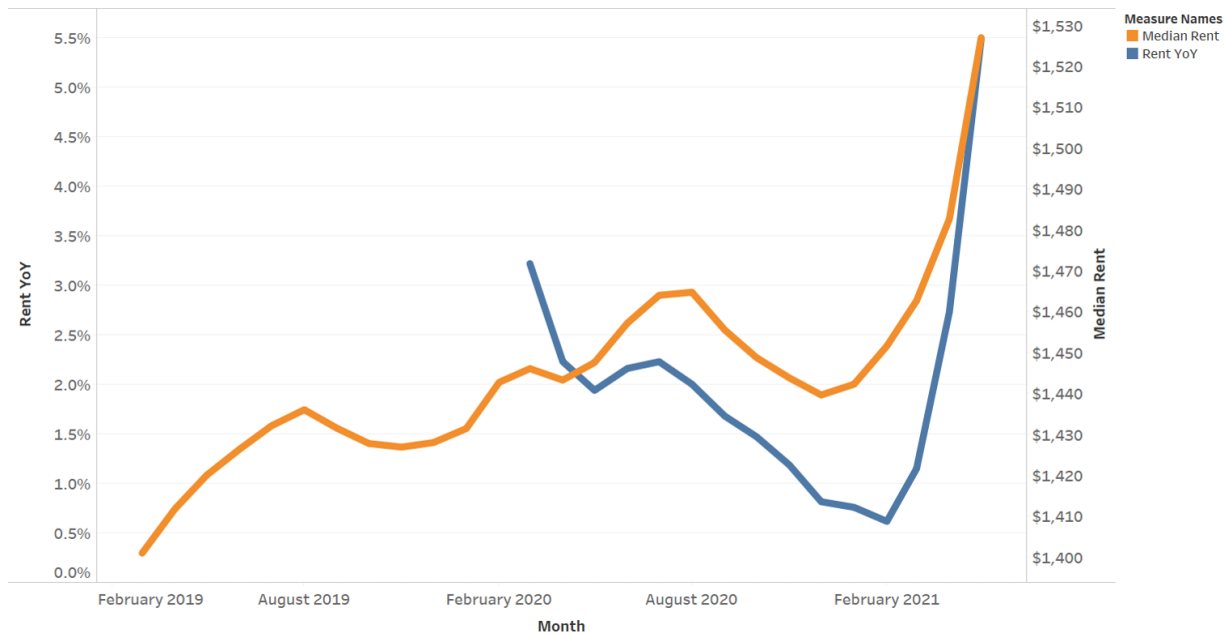
Rising rents are likely the result of multiple factors. As home prices hit record highs and affordability becomes an issue for potential homebuyers, the appetite for rentals may rise as would-be buyers opt for renting. Further, increasing vaccination rates may be boosting confidence in the safety of moving, which drives up demand, and prices.

Riverside, CA was the fastest growing metro area, with the median rent reaching \$2,020 in May, up 19.2% year-over-year.

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**Rent Prices Since the Start of the Pandemic**



The other metros topping the list of fastest growing rents were Memphis, TN; Tampa, FL, Phoenix, AZ; and Sacramento, CA which all saw rents growing by over 15% compared to last year.

In May, two-bedroom units saw the largest increase in rents, with the median rent reaching \$1,718 nationally, up 8.05% (\$127) compared to last year. Thanks to consistent preferences for larger homes over the last couple of years, the median monthly rent for 2-bed units has increased by 10.9% (\$169) since May 2019 and is now at the highest level in our series' history.

**National Rents by Unit Size**

Unit Size	Median Rent	Rent YoY	Rent Change - 2 years
Overall	1,527	5.5%	7.5%
Studio	1,254	1.0%	2.9%
1-bed	1,422	5.8%	8.0%
2-bed	1,718	8.0%	10.9%

One-bedroom units also saw sizable rent growth in May. The median rent for 1-bedroom units reached \$1,422 nationally, up 5.8% (\$78) compared to last year. The median monthly rent for 1-bed units has increased by 8.0% (\$106) since May 2019 and it also has the highest level in our data's history.

Studio units saw rent declines throughout the pandemic as they tend to be more common in high-density cities and high-density buildings that made distancing and extra time at home more challenging. May marks the first positive growth in rent for studios since July 2020. The median rent for studio units reached \$1,254 nationally, up 1.0% (\$12) compared to last year. The median monthly rent for studio units has increased by 2.9% (\$36) since May 2019 and is nearly caught up to the series high studio rent of \$1,256 set in February 2020.

**Rents Contribute to Higher Inflation**

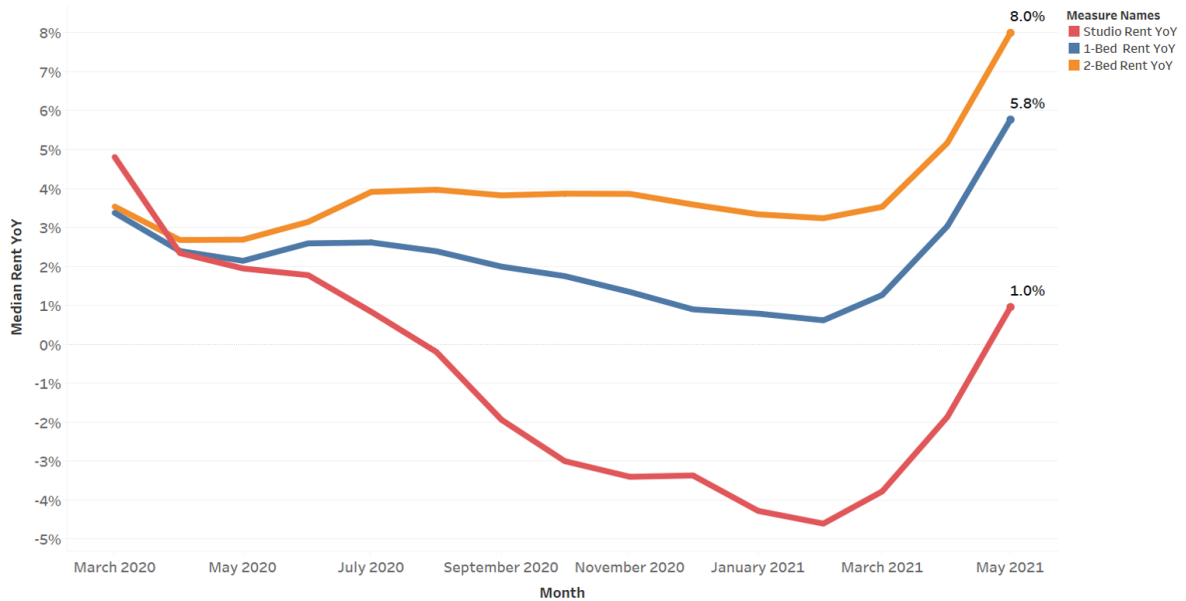
In the U.S. and in 38 of the largest 50 markets - 76% - May 2021 rents reached the highest level in the last 27 months. In these markets, rents were climbing at an average pace of 9.1% year over year, nearly double the 5% rate of overall inflation.

In Riverside, Cincinnati, Phoenix, and Rochester rents were up more than 20% over the last 2 years and up by 14.2% on average in the last 12 months.

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### National Rent Growth by Unit Size



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High-lighting the uneven impacts of the pandemic and subsequent recovery, however, rents in 12 of the 50 largest markets in May were lower than in previous months. In three-Milwaukee, San Francisco, and Washington, DC-rents topped out in 2019 and have yet to return to those highs. In eight more markets- Boston, Buffalo, Chicago, Los Angeles, New Orleans, New York, San Jose, and Seattle - rents hit their highs in early to mid 2020. Finally, in Cleveland rents are currently slightly below where they were in March 2021.

The gap between current rents and previous peaks reveals that the largest markets and Bay Area tech centers still have the biggest ground to make up, though the gap is shrinking. In 7 of these markets, May 2021 rents need to grow less than 5% to hit the previous highs. Notably, in Seattle and Boston, rents need another 5 to 6% to reach the previous peaks. And in New York, San Francisco, and San Jose - the cities that have seen some of the biggest pandemic-related disruption - rents still need to grow another 9 to 12% to reach a new record level. Some of these markets are making big strides to recovery. Rents in San Jose rose 3.7% in the last month thanks to reopenings and a return of seasonal patterns that mean peak spring and summer pricing. At this pace, San Jose will see a new high in rent in September.

### **Last Call for COVID “Rent Discount” in Tech Cities**

Last month, we reported that monthly rents in urban tech centers had started rounding the corner away from the steep declines seen for the past year, and onto a road to recovery. May’s data not only confirms this trend in tech hubs, but shows an accelerating pace back toward pre-COVID growth rates.

Those tech city declines are about to be erased, and anyone who was hoping to score a discounted rate in places like San Francisco, San Jose, or other major tech centers, will soon find those deals gone.

In March 2020, just before the pandemic fully impacted the housing market, rents in tech cities were growing 2.8% year-over-year. Nearly a year later, in February, tech cities saw rent growth hit its lowest point with rents declining 6.6% year-over-year.

In May, the median rent in major tech centers was \$2,150, down just 2.3%, it’s highest position in nine months. This upward trend suggests a willingness to return to big cities, and perhaps signals the return of workers to these areas. More companies are sharing their return-to-office plans for the near future, which is drawing some renters back to these markets.

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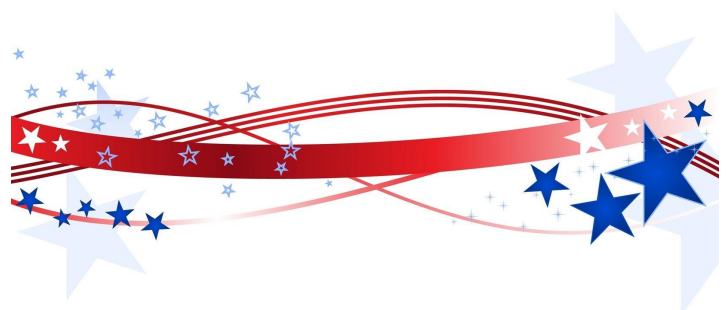
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Lending the recovery are Denver, CO and Austin, TX metro areas, which have already emerged out of declines and are now showing positive growth. The median rent in Denver was \$1,755 in May, up 6.4% year-over-year; the median rent in Austin was \$1,421, up 5.3%.

These “hybrid” tech markets, which have more diverse economies that don’t lean as heavily into the tech space as say, San Francisco, have been able to stave off steep declines in rent and have therefore recovered quickly.

Rental markets such as San Francisco and San Jose, which have seen rents decline by double digits, are seeing declines soften and are definitely moving back toward pre-COVID rental rates.

If tech markets can recover at the pace seen from April to May, jumping 3.1% in a month, then rents will reach their pre-COVID growth rates next month. And in more severely affected areas like San Francisco and San Jose, this pace of recovery will bring them back to pre-COVID rent levels in summer.

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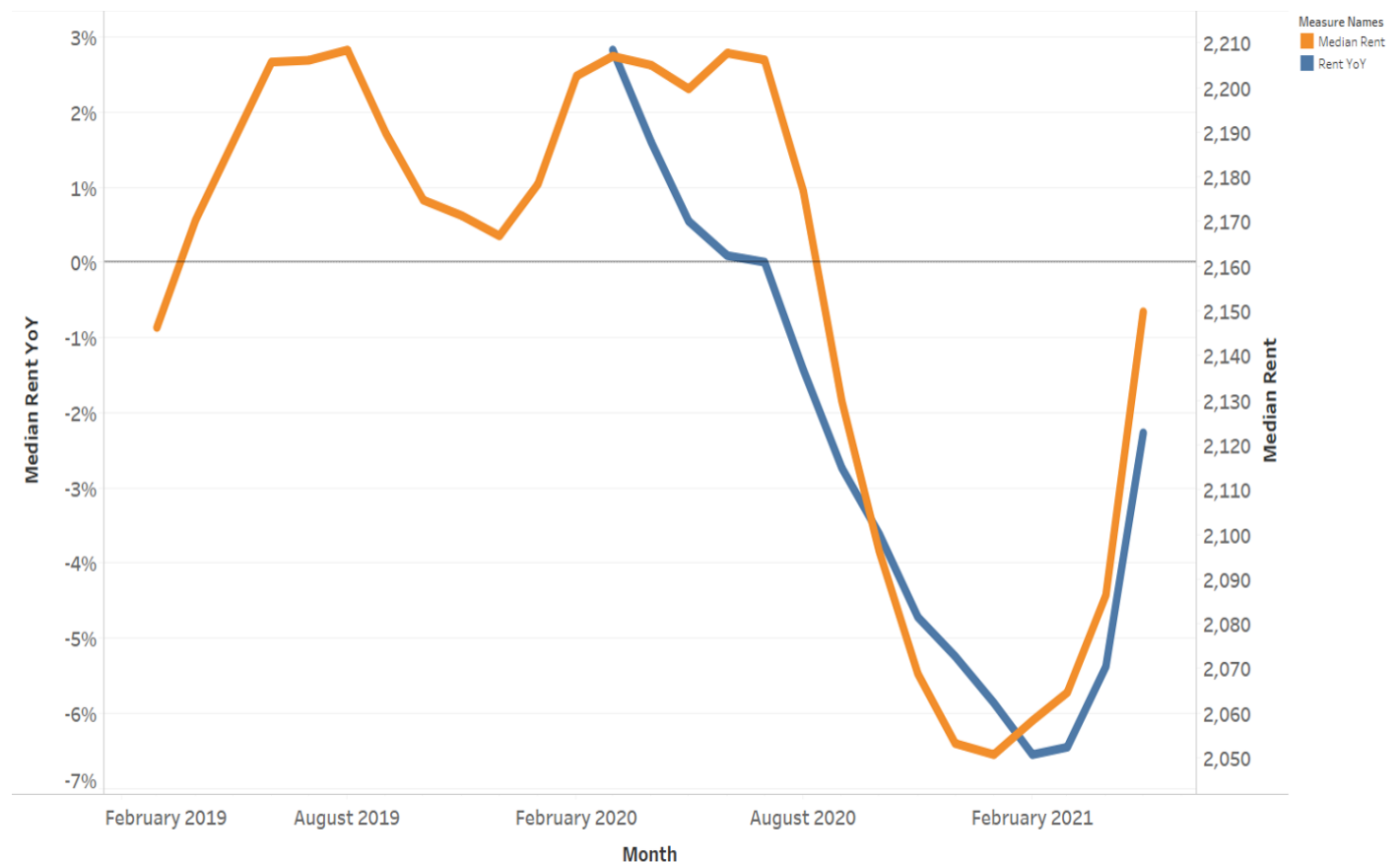
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### Median Rent and YoY Trend for Tech Cities



## FAQ: The CDC's final eviction moratorium expires July 31. Here's what Biden is doing to avert a crisis.

By Rachel Siegel, [www.washingtonpost.com](http://www.washingtonpost.com)

At the top there is a nationwide housing boom, fueled by a run-up in home prices as higher-income households rush to take advantage of record-low mortgages. But at the same time, millions of renters, especially people who have skipped rent payments or whose jobs haven't come back, are at risk of losing their homes before the end of the summer.

The looming eviction crisis has added urgency - in Washington and across the country - to ensuring emergency rental aid reaches the most vulnerable Americans before it is too late.

The Biden administration, housing advocates, renters and landlords alike are focused on July 31, when the final eviction moratorium from the Centers for Disease Control and Prevention will expire.

Racing against the deadline, the White House is pushing state and local governments and courts to do all they can to prevent evictions.

On Wednesday, the White House convened a meeting of representatives from 50 cities to discuss their plans for staving off an eviction crisis.

Yet some housing experts are concerned that the latest sprint may be coming too late. Congress has allocated tens of billions of dollars for emergency rental aid. But much of that money hasn't reached the people who need it most. Local governments have struggled to prop up programs to quickly get the money out.

Now, the White House is rushing to organize courts, states and localities, legal-aid organizations and housing groups to help keep families in homes, because at this point the White House's toolbox for tenants is pretty limited.

"It's fundamentally the responsibility of state and local governments to get relief in the hands of renters and landlords," Susan Rice, director of the White Home's Domestic Policy Council, said at Wednesday's meeting.

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### What has the Biden administration done to respond to the eviction crisis?

Last week, the White House and Treasury Department announced initiatives to quicken the disbursement of rental relief and streamline application processes.

Still, the administration knows that an eviction crisis can be avoided only with cooperation from local authorities and courts and is calling for an “all-hands-on-deck effort.” At Wednesday’s White House meeting, Gene Sperling, who is in the administration, is asking “everyone to respond with speed and force, because there is no alternative.”

“While we have substantial funds through the American Rescue Plan, we as a nation have never had a national infrastructure to prevent unnecessary evictions,” Sperling said.

The Biden administration also announced last week that three federal agencies that back mortgages - the Department of Housing and Urban Development, the Department of Veterans Affairs and the Agriculture Department - will extend their foreclosure moratoriums until July 31. The Federal Housing Finance Agency is also extending a moratorium on foreclosures of mortgages backed by the government for another month.

Housing is also central to the Biden administration’s efforts to address racial inequity, which include boosting Black homeownership and increasing rental housing in neighborhoods with more educational and economic opportunities. While the coronavirus exacerbated racial and economic gaps, the administration says it does not want equal access to housing to be held back by the pandemic.

### What can renters or landlords do?

Application processes and requirements will vary across the country, as will the approaches eviction courts take to handling a rise in case loads.

Still, the Treasury Department published a list of state, local and tribal government emergency rental-assistance programs to help people find relief. The consumer Financial Protection Bureau has also issued guidance for renters, landlords and homeowners.



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## Rental unit shortage has Milwaukee residents struggling to find places to live

By Rebecca Klopf, [www.tmj4.com](http://www.tmj4.com)

A hot housing market along with the lingering effects of the pandemic are making “For Rent” signs harder and harder to find in Milwaukee.

Dawn Jesko and her husband are on the hunt for a place to live. “We are on a waiting list for two of the apartments right now,” said Jesko.

Right before the pandemic, Jesko and her husband sold their home in Oak Creek and temporarily moved to their cabin in northern Wisconsin to work remotely. But now Jesko needs to be back in Milwaukee for her job. Their plan was to rent an apartment. They started the search at the end of 2020, but delayed signing on anything, thinking they had time.

“Unfortunately most apartments aren’t available until November, December. Or the price of the apartments, the same one we looked at six months ago, eight months ago, have increased in price anywhere from \$100 to \$300 a month,” said Jesko.

A national rent report from the [online marketplace Apartment List](#) found that in just the last month, the average rent price went up 1.4 percent in Milwaukee. It increased by 3.4 percent over the last year. The median price of a one-bedroom apartment in the city is now \$778. It is \$956 for a two-bedroom.

Jim Cefalu is the sales director at My Dwelling, which specializes in leasing and property management. He said this is unlike anything he has seen in more than a decade in rentals.

“I have not remembered any similar situations like this on the rental side where, if it is turn-key ready, it is going to rent right away. There are probably going to be multiple people interested. And I can remember when we would have 50-60 units at any available time and now our inventory is depleted,” said Cefalu.

**“America means opportunity, freedom, power”**

**- Ralph Waldo Emerson**

The Apartment Association of Southeastern Wisconsin says there is more demand and less inventory in the market right now. In a statement they said:

*“The weather is warm and that’s when most people want to move, so the demand is greater. Some landlords are waiting out the eviction moratorium to put places up for rent. Some landlords have seen their properties go up in value, and rather than rent them out, it’s more profitable to sell. Some landlords have increased security deposits or put up tighter requirements for applicants. They don’t want to get stuck with a tenant who will abuse the eviction moratorium. There’s no punishment for tenants who commit perjury on the CDC declaration and at least one court commissioner has pushed for tenants to commit perjury. The lopsided nature of the moratorium has some landlords being overly cautious. For smaller landlords, this is their source of income. This is their retirement.”*

“Some of the rental units in multi-unit apartment buildings still have inventory. But as far as single-family homes, condominiums, townhouses, those are pretty quick to go,” said Cefalu.

Until things open up, Jesko says she will have to make the drive to Milwaukee from her cabin during the week and stay with friends and family. “We’ll have to wait it out,” said Jesko.

Cefalu says if you are struggling to find a place, a good time to check is at the end of the month. That is when people usually give notice to their landlords that they are moving out.





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## CDC extends eviction moratorium a month, says it's last time

By Ashraf Khalil and Michael Casey, [www.apnews.com](http://www.apnews.com)

Washington (AP) - The Biden administration on Thursday extended the nationwide ban on evictions for a month to help millions of tenants unable to make rent payments during the coronavirus pandemic, but said this is the last time it plans to do so.

Dr. Rochelle Walensky, director of the Centers for Disease Control and Prevention, extended the eviction moratorium from June 30 until July 31. The CDC said "this is intended to be the final extension of the moratorium."

A Biden administration official said the last month would be used for an "all hands on deck" multi agency campaign to prevent a wave of evictions. One of the reasons the moratorium was put in place was to prevent further spread of COVID-19 by people put out on the streets and into shelters.

By the end of March, 6.4 million American households were behind on their rent, according to the Department of Housing and Urban Development. As of June 7, roughly 3.2 million people in the U.S. said they faced eviction in the next two months, according to the U.S. Census Bureau's Household Pulse Survey.

The news brought a sense of relief to tenants on the verge of being evicted and whose only lifeline was the CDC moratorium.

Among them was Cristina Livingston, a 55-year-old of two Bay Harbor Islands, Florida, who lost her job as an administrative assistant during the pandemic. She couldn't get federal rental assistance to pay upwards of \$14,000 in back rent because her landlord refused to take it.

"Ah, great. I'm just asking for a little bit more time. I just need the time to move out of here in a dignified way," said Livingston, who said her biggest fear was that she would be evicted without notice before finding a new job.

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“It’s been a devastating experience,” she said. “I have never been in this situation. It’s killing me because I’m afraid anytime somebody is going to come and get me out of here. I don’t have a place to go.”

Ronald Leonard, a 68-year-old retired heavy equipment operator from Daytona Beach, was facing eviction from his one-bedroom apartment. His landlord also is refusing to take federal assistance to cover \$5,000 in back rent.

“I don’t have to worry about July no more. I feel a lot better,” said Leonard, who still fears being forced to live on the streets once the moratorium expires. “It’s heartbreaking. It’s not going to be good at all. I’m not healthy anymore. There is no way I’m going to live on the street.”

The extension announcement Thursday was accompanied by a flurry of administration activity.

The Treasury Department issued new guidance encouraging states and local governments to streamline distribution of the nearly \$47 billion in available emergency rental assistance funding. And Associate Attorney General Vanita Gupta released an open letter to state courts around the country encouraging them to pursue a number of alternatives that would protect both tenants and landlords.

Gupta’s letter states that “eviction filings are expected to overwhelm courts across the country,” unless additional steps are taken.

The White House had acknowledged Wednesday that the emergency pandemic protection, which had been extended before, would have to end at some point.

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# AASEW Business Member Directory

## AASEW OWNER Article Guidelines

Would you like to submit an article for publication in the AASEW newsletter?

Here are the current submission guidelines:

Deadline for all submissions is the first of each month.

The newsletter will be delivered electronically to the membership around the 10th of the month.

Limited print copies of the newsletter will be available at the General Membership Meeting following its publication.

We are happy to accept one article per author per newsletter.

Please keep the article to approximately 500 words in length.

Any edits made to an article (generally for length) will be approved by the contributor before it is published.

All articles must be properly attributed.

The Editorial Staff reserves the right to select articles that serve the membership, are timely, and are appropriate.

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there is my country”

-Benjamin Franklin

## PROPERTY MANAGEMENT

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The trick is devising the right sort of off-ramp to make the transition without major social upheaval.

Gupta's letter to state courts encourages them to do everything possible to prevent or delay evictions.

"Losing one's home can have catastrophic economic and psychological effects," she states. "The entire legal community, including the Department of Justice, the bar, and the judiciary, has an obligation to do what it can to ensure that each and every individual has meaningful and equal access to justice before facing such consequences."

That includes giving tenants as much time as possible, and making sure both tenants and landlords are aware of any emergency relief funds that may be available.

She references steps made by state courts in Texas, Michigan and Pennsylvania and directs state courts to an online assessment tool designed by the National Center for State Courts to help jurisdictions determine the most appropriate model.

This week, dozens of members of Congress wrote to President Joe Biden and Walensky, calling for the moratorium to be not only extended but also strengthened in some ways.

The letter, spearheaded by Democratic Reps. Ayanna Pressley of Massachusetts, Jimmy Gomez of California and Cori Bush of Missouri, called for an unspecified extension to allow the emergency rental assistance included in the American Rescue Plan to get into the hands of tenants.

Ending the assistance too abruptly, they said, would disproportionately hurt some of the minority communities that were hit so hard by the virus, which has killed more than 600,000 people in the United States.

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They also echoed many housing advocates by calling for the moratorium's protections to be made automatic, requiring no special steps from the tenant to gain its protections.

"The impact of the federal moratorium cannot be understated, and the need to strengthen and extend it is an urgent matter of health, racial, and economic justice," the letter said.

Diane Yentel, president of the National Low Income Housing Coalition, called an extension of the eviction ban "the right thing to do - morally, fiscally, politically, and as a continued public health measure."

But landlords, who have opposed the moratorium and challenged it in court, were against any extension. They have argued the focus should be on speeding up the distribution of rental assistance.

There are at least six prominent lawsuits challenging the authority of the CDC ban. So far, three judges have sided with the ban and three have ruled against, with all cases currently going through appeals. One judge in Memphis declared the CDC order unenforceable in the entire Western District of Tennessee, and the U.S. District Court in Washington struck down the moratorium in May.

The judge in the District Court in Washington agreed to stay the case after the Justice Department filed an emergency appeal. The landlords in the case have filed a request to vacate the stay with the Supreme Court.

Others welcomed the moratorium extension but said the Biden administration needs to think about more long-term solutions, including expanding the federal government's housing voucher program for low-income tenants. Even before the pandemic, there were 24 million people who would have benefited from the program but couldn't get help - many of those people of color.

"For now, extending the eviction moratorium will protect the millions of people behind on the rent, but many of these renters faced a similar deadline only months ago and they will face this deadline again next month," Alicia Mazzara, a senior research analyst with the Center on Budget and Policy Priorities, told reporters. "They need a long-term solution, not another Band-Aid. Policy makers should seize this moment to enact a more enduring solution."

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## Multifamily Absorption Mounts a Comeback

By Paul Fiorill, [www.multihousingnews.com](http://www.multihousingnews.com)

Trends so far in 2021 show a striking change of direction, writes Yardi Matrix Research Director Paul Fiorilla. Resident demand for multifamily is red-hot across the U.S. this year, with strong absorption extending into many of the gateway markets that saw an exodus of renters in 2020, an analysis of Yardi Matrix data shows.

Through the end of April, nearly 120,000 multifamily units were absorbed nationally in the 136 markets covered by Matrix. That puts the industry on pace for one of its best years since the Great Recession, and the industry should easily top the 270,000 units absorbed last year.

Demand in 2021 is led - not surprisingly - by Dallas, which has been at the forefront of population and employment growth for many years. Through April, the metro absorbed some 8,200 units. Other rapidly growing markets include Miami (5,700 units), Atlanta (5,400), Phoenix (4,600) and Austin (4,500). Nashville led in absorption as a percentage of total stock at 2.1 percent. Also scoring high in that metric are Chicago, Charlotte, and Miami (1.9 percent each) and Austin (1.8 percent).

### Gateway Rebound

Perhaps most encouraging, however, is the rebound in large, high-cost gateway metros where absorption was negative last year due to the pandemic.

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Chicago, for example, was second only to Dallas with just under 7,000 units absorbed through April, after posting negative demand (-1,800 units) in 2021.

Other gateway metros with strong year-to-date numbers are San Francisco, which absorbed 1,300 units after -2,000 last year; and New York City, which has absorbed 2,400 units through April after -16,000 in 2020. Also surpassing their performance are Washington, D.C. (4,500 units absorbed through April), Los Angeles (4,000) and Boston (3,100).

High-rent metros with large central business districts saw a wave of move-outs and little in-migration in 2020 as office buildings stayed largely empty. As vaccination programs sharply reduce the spread of the virus, cities are re-opening, and evidence suggests that residents are starting to return. Although recovery may take months or even years, positive demand is a welcome sign for apartment owners in urban markets.

**Sustained Demand**



Since 2013, when recovery from the Great Recession began in earnest, the U.S. has absorbed 283,000 multifamily units on average annually. The pandemic didn't impact the overall number as much as was feared, given the downturn in the economy and the loss of as many as 20 million jobs, but it created a bifurcation, with demand concentrated in secondary and tertiary markets and suburban areas of large metros.

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**- John F. Kennedy**

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In 2020, absorption was positive in secondary and tertiary metros, at 2.3 percent of total stock; in gateway metros, absorption slipped 0.2 percent. Rent growth was highest in smaller, less-expensive markets. Tertiary metros saw rents grow 3.1 percent in 2020, compared to 0.4 percent in secondary metros and a 6.1 percent decline in gateways.

Those numbers are flipped somewhat in 2021. Year-to-date demand has been led by gateway and secondary metros, which have absorbed 1.0 percent of stock, tertiary market absorbing 0.6 percent. Rent growth still favors less expensive metros, however. In tertiary locations, rents have risen 2.0 percent year-to-date through April, compared to 1.6 percent in secondary metros and 0.1 percent in gateway markets. It appears that demand remains focused on properties with rents that are affordable for middle- and lower- income households.

The robust absorption numbers are reflected in apartment rent growth, which has rebounded strongly in 2021. Nationally, rents are up 1.6 percent year-to-date, reaching an all-time high of \$1,417, according to Matrix.



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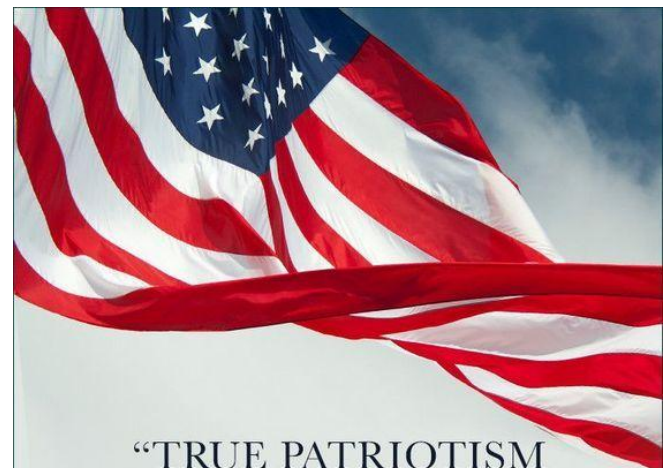
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ALL PEOPLE ON EARTH...”**

**— ELEANOR ROOSEVELT**

## There is Hope In Sight for High Lumber Prices

By Dawn Anastasi, AASEW Board Member

If you've wanted to do any remodeling projects at your own home or your rental properties, you know that the high cost of lumber around the country has been cost-prohibitive.

Here is a recent demonstration someone made comparing the costs of lumber from a year ago to a month ago:



During the last year, I've watched the cost of a simple eight foot 2x4 climb to over \$10 apiece. Lumber in general climbed 130%, then 150%, and even over 300%.

The price of lumber rose for multiple reasons that all happened at the same time:

- During the summer of 2020, with many people stuck at home, multiple homeowners decided to embark upon home improvement projects such as additions, decks, etc.
- Starting in the fall of 2020, home builders started amping up their construction.
- Interest rates for home mortgages dropped, some buyers seeing rates below 2%. This caused a surge in home purchases.
- Covid-19 outbreaks at mills disrupted production.

- Lumber mills had a hard time hiring new workers due to the rural economy (where mills are located) losing population and additional stimulus/unemployment checks causing people to not want to take up employment.
- Truck drivers are also in short supply in the economy, which made an impact not only to lumber, but also other goods.

But fear not, lumber prices have started, as of the end of June, to come down. I recently looked at the price of a 2x4 and saw it at around \$8 at the local home centers.

The prices of lumber are falling for several reasons:

- Lumber prices are expected to fall as we start to head into the cold weather season, in which building volume decreases.
- More people are heading back to work in offices, and concentrating less on home renovations.
- Lumber mills are ramping up production again.

From everything I'm reading, the prices should start to normalize by 2022, but economists warn that you may not see pre-pandemic prices.





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## July AASEW Member Meeting

Join us outdoors for our July AASEW member meeting.

The meeting will be led by our president Mike Cotrell and board members to highlight a YTD summary of what the association has accomplished and initiatives we are continuing to work on. Following our meeting enjoy a music concert by The Love Monkeys at the Village Park in Menomonee Falls.

Meeting Time: July 15, 5:30 PM - 6:45 PM  
Concert Time: 7:00 PM - 10:00 PM

Location: N88 W16712 Appleton Ave,  
Menomonee Falls, WI 53051

Cost: AASEW Member - \$25  
Non-Member - \$35

\*Cost includes food and beverage ticket

\*\*Bring folding chair if you plan to attend concert

## Register Here!

For meetings and events questions or assistance,  
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