

NWX-US DEPT OF COMMERCE (US)

Moderator: Shanida Tucker
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1:00 pm CT

Coordinator: Welcome and thank you for standing by. At this time all participants are in a listen-only mode. During the question and answer session, please press Star 1 on your touchtone phone if you'd like to ask a question.

Today's conference is being recorded. If you have any objections, you may disconnect at this time. I'd like to turn you over to Mr. (Thompson). Sir, you may begin.

(Phil Thompson): Well, hello everybody As the operator mentioned, my name is (Phil Thompson). Today I'm going to provide you information on all the construction and housing data that are available from the US Census Bureau.

This Webinar will serve as a refresher and possibly identify construction and housing data that you did not know that the Census Bureau has available. This presentation cannot come at a better time since June is American Housing Month and National Home Ownership Month.

We've been highlighting for our data throughout the month our Web site, Census.gov. After this presentation, check it out. This Webinar is presented as a part of the economic programs Webinar series.

Up to this point, Webinar topics have included healthcare, employment and government. In the future we'll cover professional and scientific data and hidden gems.

Let us know if you like the series and if there are some topics that we can cover in the future. We'll provide you a PDF of this presentation throughout our Web site.

Feel free to ask questions via chat or at the end of the presentation. We have subject staff in attendance that are available to answer your questions. Because the session is being recorded and it will be posted on the Census Bureau's Web site, we ask that you do not provide any information that would identify you or your business.

If you're not familiar with the Census Bureau, here is some information for you. Census is one of the largest of 17 primary statistical agencies. Census is most known for the population census but we also conduct annual demographic survey programs and over 40 economic programs which include 13 economic indicators as defined by the Office of Management and Budget, quarterly and annual programs and the economic census.

Quality is a key part of our mission. There are three groupings of economic programs - monthly and quarterly are small sample surveys that provide the most timely data available.

Annual surveys have larger samples and provide the most up-to-date trend data available, and every five years, the economic census measures all businesses and provides the most comprehensive data that are available.

The surveys set the standard for US economic statistics and are fueled by the data provided by the individual businesses. So, finally, I get to tell you what I'm going to discuss today.

The common themes throughout today's presentation are the Census Bureau provides a variety of information on construction and housing to meet your information needs, some of which you didn't even know you already had. The information that's provided is current and relevant, and most importantly, you can have it all.

I'll be covering key economic terms that will help you understand the information that is provided, providing information from the Census Bureau and the types of construction projects being performed by new construction activity and the characteristics of homeowners in the types of housing that they occupy.

I'll also be providing information from the Census Bureau on the businesses that perform construction activities including employment, expenditures and construction businesses and a number of businesses providing construction activity.

To start, here are some definitions to assist you in understanding the information I'm providing. Gross domestic product, or GDP, are the goods and services produced by the nation's economy less the value of goods and services used up in production.

The Bureau of Economic Analysis, or BEA, provides the data on GDP. Any (address) that includes recession markers use the National Bureau of Economic Research, or NBER, recession definitions.

The NBER defiance recession is a period of following economic activity spread across the economy lasting more than a few months. Data provided on our company-based data programs will be provided for the establishment which is a single physical location where business is conducted or where services or industry operations are performed.

The employers are companies with one or more paid employees. Non-employers are companies, usually home-based, where the business does not have paid employees.

In the North American Industry Classification System, or NAICS, is the key dimension of nearly all of our business data. Every business in the US is assigned a single NAICS code based on primary activities.

So, why are housing and construction important? The housing - you already know the answer already. The housing market is a major indicator of the health of the economy and people are more likely to buy homes when economic conditions are strong.

According to the National Association of Home Builders, roughly three jobs are created for every new single-family home build and one job is created for every rental apartment build.

Most of these jobs are in construction and related fields like real estate and architecture but jobs are also created in manufacturing and other industries. New housing units indicate population growth.

The data that are used in the calculation of Census Bureau's annual population estimates. Construction contributes over 6% to the GDP, a significant portion of the economy.

This chart compares construction spending and 2007 to 2017. You can see the difference in private residential construction that's in purple. The construction and housing industry also has a strong impact on the manufacturing, distribution and purchases of building materials, home furnishings and appliances, real estate, finance and other related products and services.

So, you might say to yourself, well, tell me something I don't already know. But where can I find the data that tells me more about construction? Well, I'm here to tell you today is your lucky day.

These programs are conducted by the Census Bureau that provide information on new construction activity. The programs listed in red are partially funded by the Department of Housing and Urban Development, or HUD.

These programs are the new residential construction, new residential sales in the characteristics of new housing. A HUD logo will also identify the surveys in the slides.

The new residential construction is an economic indicator that provides monthly estimates of starts, completions and inventories of single and multifamily structures.

The inventories are approved, not started or under construction. The data comes from the building permit surveys and from the survey of construction.

But most importantly, this data is current. The data for May 2018 was released yesterday.

Insurance companies use the data to determine replacements costs. Economists from the Federal Reserve look at the housing's effect on the economy when settling interest rates and retailers use the estimates to help plan orders for inventory.

This chart uses the new residential construction data. You could see the permits and blue, starts in red and (lag) completions in green. The bold lines are single-family units.

There are more single-family units than multi family. Completion is (flagged) by about six months because that is the average time it takes to construct a single-family home.

You can clearly see the downturn preceding a recession which is why new residential construction is a leading economic indicator. The building permit survey data provides the number and valuation of units authorized by building permits.

Jurisdictions report single and multi-family totals. Local permits data are available monthly at the metropolitan area county and permit issuing place levels.

In fact, it's the only data available at the local area level. Data is collected from 20,000 local government offices that issue permits. Of these, 9000 are surveyed monthly comprising mostly of large permit offices and a sample of smaller offices.

The remaining 11,000 are surveyed annually. As I mentioned previously, data from the building permit survey also provides input to the new residential construction data.

This data provides information for the most leading residential construction indicators because the permit is issued before construction begins. The date is a component of the conference board's US leading economic indicator - economic index.

The BPS data is used by government agencies to analyze national and regional economic conditions and to evaluate housing programs. Financial institutions use the statistics to estimate mortgage demand while private businesses use the data for market planning, material used in an investment analysis.

The local data is released on the 18th working day of the following month making them the most timely local economic data from Census. In fact, the data from May 2018 was also released yesterday.

Well, what if you're a developer and you need to know where most of the building permits are being issued? From the BTS data, you can see that Texas, Florida and California accounted for about a third of all of the units authorized in the US in 2017.

To take a step further, well, let's look at Texas. You can see in this chart the counties where the building permits are being issued. As you can see, (Collin), Dallas, Harris, (unintelligible) and Travis counties in Texas are where 10,000 or more building permits were authorized in 2017.

The data for new residential sales comes from a survey of construction. Monthly estimates are released on the 17th working day after the reference month.

The next releases June 25. NRS data includes the estimates for the new homes sold, median and average sales prices, median months for sales since completion, month supply and inventories of homes for sale.

The survey only follows homes built for sale. Historically, 60% to 80% of single-family homes have been built for sale. The other 40% of homes are not included in this release.

The survey does not capture homes that are owner built for rent or contractor built for the sale of existing homes. Estimates of existing home sales are produced by the National Association of Realtors.

A house is considered sold one contract is signed or a deposit is taken. The home can be sold at any stage of the construction process even before a permit is issued.

The BEA uses estimates in the development of the national income and product accounts. Other government agencies use the estimates to determine the conditions of the economy.

HUD uses the estimates to develop and evaluate housing programs. Manufacturers use estimates to plan production schedules and establish market shares.

Insurance companies use the estimates to adjust rates and establish replacement costs. Financial institutions use of data to estimate mortgage demand.

From the new residential sales data you can find that since the recession, new home sales represent a small share of the overall housing market. While sales of existing homes have generally returned to their level of 20 years ago, sales of new homes still (lag) before their 1998 level.

You can also see that inventory of new homes for sale has also returned to its level of 20 years ago after reaching double the 1998 level roughly two years before the last recession.

If you want to know more of how much you spend on construction activities, you need a construction spending data, also known as value put in place. The data provides monthly and annual estimates of the value of work done on all private, federal and state and local spending.

The estimates cover new construction and renovations and improvements. Construction spending includes both residential and nonresidential construction. Some types of nonresidential construction include healthcare, education, manufacturing, highway and road, power and communication.

Construction spending does not include land acquisition, demolitions, maintenance and repairs and the installation of some types of production machinery and equipment.

Estimates are released on the first day of the second month following the reference period. The next construction spending release is July 2 from May 2018.

Construction spending captures actual dollars spent on this sector of the economy, not just the number of units. Because of this, the BEA uses construction spending data to estimate that private residential and nonresidential fixed income investment components of the GDP.

Construction related businesses use the data for economic forecast, market research and financial decision-making. Well, let's see what the construction spending data shows.

Well, this chart is in billions of dollars. Over \$1 trillion was spent in 2017 and that's more than \$3 billion per day. Private residential construction spending represented about 40% of total spending and includes the purple, yellow and blue parts.

Private nonresidential spending is in green at 35% and public spending, including state and local governments, and blue, and federal in pink, was a 23%.

What if you research in private and public spending? From the construction spending data, you can find that private spending, the red line, tracks closely with total construction, the blue line.

Spending on public infrastructure has been comparatively flat over time compared to private spending. You can also see that private spending has been less affected by the recession.

You can break this data down very finely. We've only shown a few totals here but you can get very specific particularly with our annual data. Just to let you know, the annual 2017 construction spending data will be available July 2.

If you are constructing houses, buying or selling houses or examining housing trends in the nation, you need information from the characteristics of new housing.

The data provides basic housing information such as square footage, the number of bedrooms and bathrooms, type of wall material and sales process. The data is available at the national level.

Some of the data is broken down by region. This survey is published once a year with a 2017 release on June 1. Well, I had the impression from TV shows that discussed how people were downsizing and the new houses were getting smaller.

In this chart, are characteristics of new housing data show that the Midwest, in yellow, tends to build smaller homes than the other regions. However, are characteristics of new housing data shows the house sizes everywhere are larger than before the latest recession.

So far we've talked about how to find timely information related to new construction. Well, that's only part of the picture. Now I'm going to talk about programs that monitor what happens to these homes after they are built or sold.

I'll cover these housing and demographic statistics programs. The programs listed in red are sponsored by HUD. These programs are the American Housing Survey, the survey of market absorption of new family units and the rental housing finance survey. A HUD logo will also identify the surveys in the slide.

Well, here's the first program that I want to discuss. The Housing Vacancy Survey, or HVS data provides current information on the rental and homeowner vacancy rate in the characteristics of units available for occupancy.

This data provides the economic indicator of real vacancy rates. Two sources of survey data are used in the quarterly survey released – the current population survey, or CPS, and HVS.

The HVS is a supplement of the CPS, meaning that both surveys use the same sampling frame. The housing unit is occupied the residents complete the CPS. If the housing unit is vacant, the most knowledgeable respondent completes the HVS.

The data is collected monthly and released quarterly and annually. The data is used extensively by public and private sector organizations to evaluate the need for new housing programs and initiatives.

Some additional information includes homeownership rates, rental vacancies and homeowner vacancies in many geographic area levels. Housing inventory estimates are available for the United States and by region.

Homeownership rates by demographic characteristics such as age, race or as necessity and income status. In national and regional characteristics or speaking units including characteristics such as rooms and unit, duration of vacancy and asking rent or sales price.

As an example, let's say you're a researcher and you need to know the rental vacancy rate by region. The CPS HVS data will provide you this information.

From 1960 to the present, the national rates shown in red has ranged from 5% in 1981 to 10.6% in 2009 and is currently at 7.2%.

During the 2000s, rates were also at 10% or higher in 2004, 2008, and 2010. The American Housing Survey provides you the current and continuous series of data on a wide range of housing and demographic characteristics including the size and composition of the nation's housing inventory, vacancies, physical condition of housing units and the characteristics of occupants.

Fuel usage, equipment breakdowns, home improvements, mortgages and other housing costs and the people eligible for and the beneficiaries of subsidized housing, home values and the characteristics of recent movers.

And special topics such as food security, access to art and culture, health characteristics and eviction risk. It is available at the national level and for selected Metropolitan statistical areas and states.

So, this is a graphic that was created using the American Housing Survey data on the topic of millennials. If you're a social researcher, you can see that 47% of millennial households have children as shown on the left.

On the right, we see that 60% of millennials rent. And of those millennials purchasing homes, 70% of first-time home owners and 56% use cash on hand or savings for their down payment.

Government analysts use the data to assess housing needs and policies. HUD uses the data to design effective housing programs for different target groups such as first-time homebuyers or the elderly.

Also, many researchers and public and private organizations use this data to support their communities or shed light on the areas of concern. When a housing unit is rented or sold, we say that it was absorbed.

So, when we talk about the survey of market absorption of the family units, or SOMA, we are talking about the number of units taken off the market, rent and sales price, amenities, the type of building and the number of units.

The survey provides estimates at the national and regional levels. There are also estimates for 45 or more population areas. The absorption rates are not available for individual cities.

Absorption rates are released every quarter. This date is important because it provides the only source for estimates of rent or price to new family unit. SOMA gives you an idea of what type of units are being built, where the majority of active construction is taking place and how quickly these new units are being rented or sold.

In this chart, rents for apartments constructed in 2016 was the highest in the Northeast region at \$2350 a month. It was the lowest of the Midwest at \$1079 per month. It is easy to see how this information would be useful if you are planning on building new apartments were studying rental apartment trends by area.

The rental housing finance survey provides a current and continuous measure of financial, mortgage of property characteristics of rental housing properties in the United States focusing on the financing of rental housing properties including new mortgages, refinance mortgages and debt originators.

The data is used by government and local policy analysts to determine the financial characteristics of the rental housing stock in the United States and the suitability of public policy initiatives and where changes are needed and used by the rental housing industry to benchmark individual project performance against national data to help make better business decisions and the data is currently available for 2015.

Well, what of your researching rental housing? What can the information provide? Well, using the above chart, you can see on the left, the mean year of construction broken down by the size of the property.

The mean year for rental housing construction for all property types is from 1961. The newest properties with the mean year of construction of 1978, tend to be large properties with 50 or more unit.

On the right, you can see that most rental properties, 85.6%, in fact, are single unit properties. However, excluding single unit properties, a large properties have the most total units with 26.8% of all units.

The American Community Survey is the nation's most current, reliable and accessible data source for local statistics on critical planning topics such as age, children, veterans, community, education, income and employment.

The ACS is used to distribute more than \$675 billion of federal government spending each year and covers the resident population of the United States and Puerto Rico for people living in housing units in group quarters.

It covers more than 35 topics, supports more than 300 known federal uses and countless nonfederal uses. Businesses and communities use these estimates each year to make vital decisions including where to locate hospitals and

schools, what transportation needs exist and what goods and services businesses should provide to customers.

A content collected by the American Community Survey can be grouped into four main types of characteristics - social, economic, housing and demographics. The housing characteristics are on the right.

If you haven't found the housing information that you need by now, give this program a shot. Taking a moment to spotlight some of the housing data from the ACS, you can compare fiscal housing characteristics for occupied housing units.

The top two graphs present owner occupied housing. The bottom two graphs represent renter occupied housing. On the left, you can see the data on the top (by) housing.

And on the right, you can see the number of bedrooms. From the chart you can find most homeowners live in single detached houses with two to three bedrooms. When it comes to renters, the story isn't quite so clear.

It seems to be a split between renting a detached house versus an apartment and a large complex. Still, most renters need two to three bedrooms. The percent of housing units with two to three bedrooms is almost the same for renters as it is for homeowners.

The ACS also provides information on workers and approximately 250 industry classifications and over 500 reported occupation classification including construction.

As you would expect, most of the construction workers work in the natural resources, construction and maintenance occupancy category. This leads me to the next topic - does the Census Bureau have data on companies that do business in the construction industry?

Well, the answer is why, yes. We're going to step away from the national and regional characteristics of housing and construction and change our focus to the construction industry as a business.

We're not - we were just talking about construction as an employment category in the ACS. We're now going to tell you about this the statistics we gather on companies that conduct construction activities.

Overall, the Census Bureau gathers as the statistics including data about the company, employment and payroll, revenues and value of construction completed and inventories, capital expenditures, product lines and more.

This data is collected for almost all sectors of the economy. Our focus today obviously is on construction. The data is extensive and detailed length vectors are defined by the NAICS codes as defined earlier in the presentation.

I want to take a moment to mention here that some industries are not included in these surveys. The data excludes crop and animal production, rail transportation, the U.S. Postal Service, private households and the public sector.

The data programs that I will discuss our county business patterns, our (non and core) statistics, the annual capital expenditure survey and the economic census.

County business patterns, or CBP, is the first set of data that I'm going to discuss here. CBP provides the number of establishments, employment and payroll presented by geographic areas, (unintelligible) industry, legal formal organizations and employment size class.

Data is provided for the national, state, Metro, county, zip code and congressional districts and geographic areas. Data is also included for Puerto Rico, the US Virgin Islands, American Samoa, Guam and the Northern Mariana Islands.

Data is shown by NAICS for almost all industries including construction. CBP is useful for studying the economic activity of small areas and analyzing economic changes over time.

Well, where would you find states with the largest increase in employees? As an example, let's look at businesses that are classified in NAICS specialty trade contractors.

The businesses that are in this industry are plumbers, electricians and other skilled laborers. As you can see in this chart, the top three states with employment change from 2015 to 2016 in this industry are California, Florida and New York.

So, by the way, this industry led construction growth with an increase of 221,000 employees which is a 5.8% increase. Overall, NAICS 2382, building and equipment contractors, were up 5.1% with an increase of over 93,000 in employment.

(Non and core) statistics provide information for businesses without paid employees or payroll, subject to income taxes and have received (\$7000) or more.

Data is presented by national and state, metro and county geographies. The (non and core) statistics provides data for most NAICS industries including construction.

Data is provided by legal formal organizations at the US and state levels and receipt type class of establishments at the US level only. Similar to what I provided for county business patterns, we see that NAICS 238, specialty trade contractors, the top three states with receipts change from 2014 to 2015 are California, Florida and Texas.

This industry also led growth in construction receipts with the 2.7% increase. Next 2318, building and finishing contractors, grew 3.7% in receipts. But, just to let you know, the 2000 (non and core) statistics data will be released tomorrow.

Well, it's too bad I couldn't have delayed this presentation a day. Well, here's the important thing I wanted to stress – with the CBP data and the (non and core) statistics data, you can get a profile of all the businesses at any industry or geographic level which will be particularly useful if you're trying to identify how many competitors are in your area.

If you need more information on this data and how they can be used, check out our April 17 Webinar on employment. I'll provide more details at the end of this presentation.

When companies are spending money on additional structures, equipment, on March capitalized computer software or on capital leases, economists take note and expansion in capital expenditures can indicate industry growth, increased output and has an impact on the economy as a whole.

Another multi-industry survey on our list is the Annual Capital Expenditure Survey, or ACES. You can find from ACES, detailed information on capital investment in structures and equipment by non-farm enterprises including building new structures, new and used equipment, capitalized computer software and capital leases.

The data also provides expenditures information by NAICS industry at the national level. NAICS provides the only comprehensive estimates of annual US capital expenditure data covering all domestic non-farm businesses and detailing investments by type and industry.

As a researcher, you can find total capital expenditures on structures by company and construction. From ACES, you see the increase in capital expenditures on structures and equipment of construction companies from 2015 to 2016.

And on the right, check out the total expenditures of construction companies by industry subsector. The economic census provides the nation with comprehensive, detailed and authoritative facts about the structure of the US economy.

Conducted every five years, the economic census profiles the US economy from the national to the local level including construction. It provides official measures of output for industries.

The economic census is conducted in years ending in a two and a seven and the data is collected from the business establishments are companies. Data from the economic census provides the framework for measures such as the calculation of the GDP and the calculation of the national income and product accounts.

The most recent economic census is from 2012. I'll provide more information on the 2017 economic census which we are now collecting a moment. The construction sector of the economic census covers domestic operations of establishments primarily engaged in these broad types of activities including building construction, heavy construction, land subdivision and specialty trade contractors.

Construction includes new or original construction, additions, alterations, rehabilitation, remodeling or reconstruction and maintenance repair or service work.

The unique guidance in interpreting business characteristics in the construction industry, the economic census can provide you some insight. Evaluating NAICS 236210, industrial building construction, you can see that the number of employees increased 17% from 2007 to 2012.

You can also find, when comparing 2012, the number of establishments, value of business done and the value of construction work increased from 2007. I want to mention that economic census of island areas which is also part of the economic census.

You can find information on selected industries, products and other economic data for Puerto Rico, the US Virgin Islands, American Samoa, Guam and the Northern Mariana Islands.

As I mentioned to you at the beginning of this presentation, the construction and housing industry has an impact on other industries which include the manufacturing, distribution and purchases of building materials, home furnishings, appliances and other related products.

In addition, the construction and housing industry has an impact on the services industries such as real estate, insurance agents and brokers, finance and repair, repair and maintenance, consumer goods rental and more.

So, you might ask yourself, “Where do I get this information?” And, of course, the answer is the Census Bureau. If you want to research these industries, the Census Bureau has the data on manufacturing, wholesale trade, retail trade and services provided monthly, quarterly and annually.

I’m not going to cover these programs in depth but I want to make you aware of the data that is available. For more information on manufacturing, we provided the manufacturing data from the U.S. Census Bureau Webinar and October 2017.

Now, if you would like more information on these topics in a Webinar, well, let us know. Speaking of Webinars, if you would like to learn more in business and economic related topics, check out our training and workshop site.

To provide training, resources and how-to videos on topics such as economic indicators, manufacturing, international trade, government, employment, healthcare, small business and NAICS.

In addition, check out the training and workshop site for additional topics such as the American Community Survey, geographies, measuring America, people and (age and) ancestry.

In addition, we have information on how you can access the data using our data tools. So, where did all this great data come from and how can we ensure its high-quality?

As I provided to you today, the data comes from our ongoing monthly, quarterly and annual surveys. We actively promote response to the same surveys including the baseline benchmark economic census.

Speaking of which, the U.S. Census Bureau measures business - US businesses every five years with the economic census. We are in the process of collecting the 2017 economic census information from businesses.

Although the due date was June 12, we are still accepting responses and can offer time extensions in most cases. Response is required by law. Response is confidential. Response is required online.

For the data user, the 2017 economic census will provide NAICS updates. For those changes, check out the NAICS Web site. Increase implementation of the North American product classification system. I'll call it NAPCS for short.

For manufacturing, wholesale trade and retail trade industries, dated tabulations by NAICS product code will be replaced by NAPCS tabulations. There were also be some geographic changes in a new dissemination system that provides easier access to data.

In summary, key takeaways are the Census Bureau provides a variety of timely and relevant data on the construction and housing industry to get a better understanding of the economy.

The data is used by governments, businesses, economists and researchers, economic development organizations and other groups. It is available including construction activity, housing and demographic characteristics of the people and organizations that purchase or rent homes and buildings and the companies that provide construction.

And finally, the quality of data that we presented today will not be available without quality response. If you're asked to respond in our censuses and surveys, please respond.

If you use our data for research as a part of your job, check to see if your company receives and completes our survey questionnaires. Please let your leadership know how important the data is in your research.

If you use our data can make decisions that impact others, let people know how important the data is. The next Webinar is scheduled for August 7 and will cover the various types of data available from the Census Bureau of professional and scientific data. Also, check out the Web site provided for updates on future training. Feel free to contact me with additional questions. You can see my information here.

In addition, as a part of this presentation, I've listed some additional reference materials for you which include Web links to the survey data that we discussed today, additional information on the data terms, additional survey data that I was not able to cover today in the timing which includes them Manufactured Housing Survey which is sponsored by the Department of

Housing and Urban Development, the construction price indexes which is partially sponsored by the Department of Housing and Urban Development and the New York City Housing and Vacancy Survey which is sponsored by the New York City Department of Housing Preservation and Development.

And I'll also list some information for data tools to access the data for certain programs including the American Community Surveyed, County business patterns, (non and core) statistics and the economic census.

So, I will turn the presentation over to the operator and open some - open the phone lines for questions.

Coordinator: Thank you. Participants on the phone, if you'd like to ask a question, please press Star 1 and record your name. Please make sure your line is unmuted and record your first and last name clearly at the prompt.

To withdraw your question, please press Star 2. Again, if you have a question at this time, please press Star 1. One moment for incoming questions. Again, participants, if you would like to ask a question please press Star 1 and record your name. And at this time, speakers, I'm showing no questions in the queue.

Again, participants, if you have a question, please press Star 1 and record your name. And it looks like we have two questions in queue. One moment for the name. We have a question from (Matt Stevens). Your line is open.

(Matt Stevens): Yes, I'm looking for construction productivity data. Can you help me and direct me to maybe some data that's available?

(Phil Thompson): Okay, you're there? Could you elaborate what kind of information you're looking for or what kind of data you might be interested in?

((Crosstalk))

(Matt Stevens): Yes, construction productivity data, a couple different ways to look at it. You know, the deflator, where to find that and then, you know, for obviously inflation and then, you know, some sort of, I guess, census employment.

And that's an easier question but the other one is, you know, the put in place revenue. Maybe by sector like you outlined, there are different ways to cut it or different ways categorize it.

So, but I'm just looking for really a productivity measure or measures. Thank you.

(Phil Thompson): Okay, I think you probably touched base on the – I'll try to answer a couple of parts and then if anybody else wants to join in. Our county business patterns data takes – you know, takes a – provides a number of employees by industry down to the local area level.

And you can see the changes of that over time. And along with the (non and core) statistics data which covers businesses without paid employees, you can – you get a pretty good feel of what's going on in a particular area using the combination of both data set.

And one thing that we didn't discuss today that is in the notes of this presentation which is our senses business builder. It gives you the opportunity to map out a particular area.

You can see the economic information I just provided, you know, like county business patterns and (non and core) statistics. But it also provides information on population estimates from the American Community Survey.

There's the international trade data that are in the tool. Plus, I believe there's some information on the - from some agriculture related information as part of the actual. Plus, the information that is - some economic characteristics that they're providing from (unintelligible).

So, it's the combination of things. You can take that (bill of valuation) that way. So I'm not sure if I'm answering your question, at least down at a local area level.

I'll turn it over to someone in the room, you know, that might be able to say - like, I know like from the building permit data that we just discussed, that information is down to a local area level. I believe construction spending...

Woman: Construction spending is only done a US level. And just a total (unintelligible).

(Phil Thompson): Okay, just a total value of the US. But you can do - you go to our Web site that I provided in the presentation, you could take a look at the construction spending data and you can see how spending is actually - they're divided up by residential construction versus nonresidential construction.

It shows you some expenditures on - by government, by type, for nonresidential construction. You can see the data they are provided by for nonresidential buildings such as office...

Woman: Yes, office, hospitals, stuff like sewer, water, transportation projects.

(Phil Thompson): Then I would also add if you're trying to benchmark some activity over time or economic census data would provide some expenditure information like the value of construction work, some expenditures related to construction - related to the construction industry.

So, there's a wide variety of data that are available for you to do some kind of productivity estimates. And I'll turn it over to (Mary) real quick.

(Mary Carlton): Hi. This is (Mary Carlton). Would you be interested in price indices? We have some of that data for new residential construction.

(Matt Stevens): Yes.

(Mary Carlton): So, if you went to our - I would have to see the screen myself, but if you went to the home page for the construction or, let me just double check what's in the slide here.

(Phil Thompson): But in the meantime if you want to send any kind of follow up questions, you can send that - you know, send your questions directly to me. I don't have all the answers but you can provide some information - you can provide any kind of questions that you may have.

Plus, you can send some - if you have some additional questions or follow up questions, you can go ahead - you can send those to me over at our chat line at the same time.

(Matt Stevens): Super.

(Phil Thompson): Okay, so I don't know if that answers but we'll try to help, you know, maybe we can discuss offline, try to figure out what you're – figure out what you're trying to find out.

(Matt Stevens): Yes.

(Deb): Excuse me. We have the (Fisher and the Spares) price indexes, but if you go to the link that is in the slide for new residential construction, this should - when you get to that page, you should find the links that will get you to the price indices.

(Phil Thompson): And, correct me if I'm wrong, (Deb), but this presentation should be online within 24 hours. Okay, we'll have this presentation online - on our Internet site within 24 hours. And you can see some of the additional information that is available.

And if you have any questions, again, you can contact me and I'll put you in contact with the appropriate staff here at Census.

Coordinator: Thank you, speakers. The next question comes from (Keda). Your line is open. And again, color, check your mute button. Your line is now open for questions. Our next question comes from Mr. (Curam). Your line is open.

Mr. (Curam): Yes, hi there. Well, thank you for a great presentation. My question is, if I wanted to know the data at the local level, like, township and school district, can I get that? Like, I'm mostly interested in residential data, permit issues and new construction and so forth. Can I get that at the local level rather than at the county or - level?

Woman: Yes, our building permit survey data is available at the metropolitan area level. The monthly data is just for sample, but the annual data would have on the Metro areas that issue permits.

Mr. (Curam): All right, so the metro includes suburbs. Is that right?

Woman: The definitions are - I'm trying to remember the official government office that assigns them.

(Phil Thompson): It's a government issuing office.

Woman: Yes. It might be the Office of Management and Budget or one of those main offices, define those metro areas, and there would be information on that from the main census page. I'm not sure exactly how - what the specific address is for that, but it would be accessible through the main census page.

(Phil Thompson): I would also add the data is available - was released, I believe it was May 1.

Woman: May 1.

(Phil Thompson): Yes, May 1, and that data is available annually, in addition to monthly. I believe there are some quarterly estimates. But that annual data was issued May 1 and you could take that down to the lowest levels that we have available. It's called permit issuing place level, so.

Mr. (Curam): All right, thank you.

(Phil Thompson): And, there again, this is for everyone, contact me. You know, my contact information is here, if you have any additional questions or something pops up

during the presentation. Or send some questions via the chat line, so. And we'll be on for a few more minutes.

Coordinator: Once again, if you would like to ask a question at this time, please press Star 1 the recruiter name. One moment to see if we have any additional questions. We have a question from (Lisa). You may begin.

(Lisa): Thank you. The last color, the last question, mentioned getting local data. Does every municipality have the same type of repository or is there a particular place that we should find that?

(Phil Thompson): Well, (Lisa) from - our Census Bureau's Web site, we can provide you a link later in provided as part of this presentation. If you go to her business and industry page, there is a list of surveys that are presented - the present data down to the local area levels.

At least in this presentation today, I believe those surveys were building permits, county business patterns, (non and core) statistics, the American Community Survey and I'm trying to think, (Dan), was anything...

Man: Metropolitan area levels...

(Phil Thompson): Metro...

Man: Yes, that we do selected metropolitan statistical areas. And (unintelligible).

(Phil Thompson): Did you hear that? Did you hear that?

(Lisa): Yes, I did.

((Crosstalk))

(Lisa): ...for the MSAs, yes.

Man: Yes.

(Lisa): Okay, thank you.

Coordinator: The next question comes from (Tess Akin). Your line is open.

(Tess Akin): Great day. And thank you so much for the data you all provided today. I have a question concerning two questions that came previously and an additional question.

The local data for the – or repositories, information that is not in your database yet, and the provision is include that data, did you mention that we go to the business and industry page in order to get that data?

(Phil Thompson): Yes. That – the business and industry page is www.census.gov/econ.

(Tess Akin): Okay.

(Phil Thompson): I should've added that when I provided the business and industry page.

(Tess Akin): Thank you so much. And the next question, if we go to that page and we see that your data fields are in the categories that you provide for the quarterly reports does not include data that we need, is that a place, as well, that we can make a request for additional statistical reports?

(Phil Thompson): You can see – from that page, you can see from – or yes, I take that back. As far as the – you know, (Matt) mentioned the American Housing Survey goes down to certain metropolitan areas, levels.

You'll have to go to that Web site directly. But I think from the main Census page, if you look on – go on topic and then click on housing, that should be one of the surveys that are available.

But at least from our economic programs, you know, when I say economic programs, I say do we have – we kind of divide things up here at Census for construction.

And the business information is on that economic – is on the www.census.gov/econ page. All right, for the housing if you look under the housing topics, the remaining surveys should pop up as a – you know, you should get access from those pages and – or go to the survey directly – the survey link directly that I provided in this presentation.

You can see the information that is available. But like I said, yes, some of the other surveys do have that information and it depends on what you're trying to answer.

And, you know, regardless, whatever you're trying to answer, you know, with our data, we can point you to the direction that – and, you know, the direction or point you to the appropriate source.

And even a lot of times, at least what I try to do is, if we don't – if the Census doesn't have the information there are other agencies that probably do. So, we'll at least make a good faith effort to try to find the information.

(Tess Akin): Okay. And the last part, the third question, are there statistical data collected for apprenticeship or either pre-apprenticeship at this time (unintelligible)?

(Phil Thompson): Without – if we have the data it would be from our American Community Survey.

(Tess Akin): Okay.

(Phil Thompson): But if we don't have – and I can – if you want to send your information to my – you know, send your information to me, to my email address, I can find that – I can look into finding that answer for you.

But if we don't have it, the Bureau of Labor Statistics may have that information, and their Web site is BLS.gov. So, one way or the other – I don't have the answer, you know, the direct answer, but I can find someone here that does. Did that answer everything for you?

(Tess Akin): Okay, thank you so much for your reply.

(Phil Thompson): Okay, terrific. Okay – I'm sorry operator.

Coordinator: Pardon me. Once again, if you'd like to ask a question, please press Star 1 and record your name. One moment for additional questions.

(Phil Thompson): Okay, operator, we've got a question from our chat line and I need to ask a follow up question to find out what this person asked. The question is, and the person that asked the question, if you prefer to reply via chat, I'm fine with that.

But if you can speak up, I'd love to have this conversation with you. Is there a listing of all data fields available to request information? And that was the question I got, and if someone can follow up with that question – or at least my question back to you is, I'm not quite sure, you know, what you mean by that, but you just let us know.

Coordinator: And I'll ask that person to please press Star then 1 so we can address your question.

((Crosstalk))

(Phil Thompson): Okay, I'm sorry, operator. I didn't mean to interrupt.

Coordinator: We do have a question at this time from (Matt Stevens). Your line is now open.

(Matt Stevens): I wanted to ask about affordable development units and workforce development units, if there was data available on that. The vocabulary I'm using, affordable data development units, are one for, you know, 60%, 70% of the market, average market price.

And then workforce development units typically are targeted towards people that are part of this (unintelligible) infrastructure like firemen and police and other people that, you know, you should have available – the affordability of a house maybe closer to their area that they work.

So they typically are 80% of the average median income actually, is how they frame it. So, to clarify my question is, is there any segregation of that information into the affordability category?

Woman: Not from new residential construction. Not from our permits data or the (start) data. We don't measure affordability as one of the characteristics. I'm not sure about any other surveys.

(Phil Thompson): I'm not sure about any other surveys but that may be a question for our HUD staff, the Housing and Urban Development. That's what it sounds like. I don't know, (Matt).

(Matt Sheer): So – well, the American Housing Survey does have some – this is (Matt Sheer). I work on the American Housing Survey. So we do have some sample and over samples that just represent certain HUD subsidized units that are meant for affordability.

But it might not break it down the way that you are looking for, but I can – if you want to email me, I can give you my contact information and we can talk more (unintelligible).

(Matt Stevens): Yes, I would like that. What's that email address or contact?

((Crosstalk))

(Phil Thompson): You know, why don't you send it to me and I can send your question and any kind of – you know, send your question to me and I'll make sure that (Matt) will get it.

(Matt Stevens): Good. Easy.

Coordinator: Speakers, we have one additional question in the queue. It's coming from (Scott). You may begin.

(Scott): Good afternoon. I'm afraid I logged on late so I'll have to go back to the archived version of this. First I just wanted to say a big thank you for the various data.

The QWI quarterly workforce indicators are really user-friendly and I've been using them a lot lately. I had a question specifically about the use of the economic census and the attempt to try to look at data over time.

I saw a BLS paper that utilized the deflators from the national income accounts for fixed – private fixed investment and new residential or new non-residential structures.

And I'm wondering if economists within the Census have utilized those in order to try to trace either productivity over time, you know, output per worker, especially is what I'm interested in.

I'm from a labor union, by the way, a building trades labor union which is why I'm focused in on that question.

(Michael Blake): My name is (Michael Blake). I represent the economic census area. We are aware that, yes, the BLS had some studies that were looking at the data or trying to get inflationary factors.

With the Bureau, we have been – don't produce any statistics like that ourselves. We have areas come in and look at this information. So, it's a possibility that the BLS folks might be looking at (to) collect the economic census data.

Since they were doing some studies of that, they may look at this information that we collected and put some things together, but we don't put that type of statistics out directly ourselves.

(Phil Thompson): Okay, did you hear (Mike)?

(Scott): Yes, I did. Thank you very much. Fair enough. And I will look back to see if you have any updates on what may be coming down the pike for quarterly workforce indicators, changes.

Like I said, I've been using them a lot. The one thing that I wish I could do more of is create a little bit more cross-tabulations that drill down to ethnicity by gender for industries within states. But, as I said, that'll be on my wish list.

Coordinator: Thank you, speakers. Once again, if you would like to ask a question at this time, please press Star 1 and record your name. One moment for incoming questions. We have a follow up question from (Tess Akin). Your line is open.

(Tess Akin): Thank you. Just a follow up question, as you stated. Are there – is there data that actually includes youth employment by state, county and local industries based on construction?

(Phil Thompson): I would think – and there's a possibility it may be in our American Community Survey. If you want to send me your contact information and your name, I can find the appropriate staff in ACS that answer that.

And, I would assume that that data would be – it would be available from the Census Bureau. So any kind of questions related to, you know, employment by ethnicity or by age would be more appropriate for them.

And unfortunately, you know, I don't know enough about the ACS that would answer that question. But I will find you an answer.

(Tess Akin): Thank you so much.

(Phil Thompson): Okay, thank you, (Tess).

Coordinator: I'm showing no questions in the queue.

(Phil Thompson): Okay. I guess at this time we can wrap up the presentation for today. Thank you very much for attending. I hope you found this presentation useful. If you have other topics that you'd like to see from us in the future, please feel free to send that, you know, send that request to us.

And we are planning out some of our future Webinar topics for 2019, so if you want to provide, you know, provide anything of interest to us, let us know. Was there, like, a survey or anything that they need to complete?

Woman: Yes, we did send a link through the chat and it is a link for an evaluation or feedback survey. That link will be available for the next 48 hours, so even if you don't have a chance to fill that out right now, we do appreciate your feedback.

We use that information to create new topics and also improve on our Webinar. So, we really appreciate it if you fill it out. It only takes about two minutes.

(Phil Thompson): Okay. Well, like I said, if you have any follow up questions, feel free to email me directly or you can email us at Census, dot (asset) data at Census.gov. Or

you have my phone number as well. I'd be more than happy to talk to you.
And thank you again.

Coordinator: This concludes today's conference. Thank you for your participation. You may disconnect at this time.

END