

National Association of Home Builders

# Building Stronger Industries and Communities: The Role of the American Community Survey

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# Housing Data in General

- Local
- Different
- Cyclic
- Comparisons require good data
  - Consistent
  - Reliable
  - Unbiased

# Housing Data in the American Community Survey (ACS)

- Income
- House prices
- Rent
- Homeownership
- Nation of birth
- Property taxes and hazard insurance
- Household types

# Broad ACS Uses in Housing

- General Information
- Business Planning and Operation
- Policy Impact

# Annual Data from ACS Superior to Data Once Every Ten Years from Decennial Census

- Prior to ACS, government and industry relied on data benchmarked once a decade
- Caused major jumps in key income and housing data series
- As a result, NAHB Housing Opportunity Index showed large shifts in affordability that were difficult to explain
- Income limits used in housing programs also showed large shifts—required complicated provisions in Housing and Economic Recovery Act of 2008 to fix



# General Information

# New Home Prices

Estimated New Home Prices by Metro Area				
Metro Area	Estimated median new home price	Rank	Estimated average new home price	Rank
Abilene, TX MSA	\$259,464	118	\$344,136	97
Akron, OH MSA	\$272,700	97	\$316,577	127
Albany, GA MSA	\$163,549	313	\$216,921	298
Albany-Schenectady-Troy, NY MSA	\$320,812	56	\$425,505	41
Albuquerque, NM MSA	\$215,959	212	\$251,194	241
Alexandria, LA MSA	\$176,520	294	\$209,089	306

Source: NAHB projections of data in the American Community Survey 2005 summary files  
<http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=78655&channelID=311>

# Priced-Out — Households Priced Out of Market

## Households Priced Out of the Market for a Median Priced New Home by a \$1,000 Price Increase

Metro Area	Median new home price	Income needed to qualify	Number of households	Households priced out
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA	\$471,222	\$138,724	6,728,463	4,170
Los Angeles-Long Beach-Santa Ana, CA MSA	\$580,615	\$170,929	4,154,312	1,143
Chicago-Naperville-Joliet, IL-IN-WI MSA	\$351,722	\$103,544	3,360,273	3,364
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$410,290	\$120,786	2,166,166	2,113
Dallas-Fort Worth-Arlington, TX MSA	\$207,076	\$60,962	2,040,392	4,193
Miami-Fort Lauderdale-Miami Beach, FL MSA	\$460,507	\$135,570	2,035,687	794
Washington-Arlington-Alexandria, DC-VA-MD-WV MSA	\$604,407	\$177,933	1,944,465	932

Source: NAHB calculation based on house price and income data in the American Community Survey 2005 summary files  
<http://www.nahb.org/generic.aspx?genericContentID=40372&fromGSA=1>



# Affordability — NAHB/Wells Fargo Housing Opportunity Index

## HOI List of Most and Least Affordable Areas

	Most Affordable	Least Affordable
<b>2006 Q4</b>		
Large Metros	Indianapolis-Carmel, IN	Los Angeles-Long Beach-Glendale, CA <sup>^^^</sup>
Small Metros	Springfield, OH	Salinas, CA
<b>2008 Q4</b>		
Large Metros	Indianapolis-Carmel, IN	New York-White Plains-Wayne, NY-NJ <sup>^^^</sup>
Small Metros	Lansing-East Lansing, MI	San Luis Obispo-Paso Robles, CA
<b>2010 Q4</b>		
Large Metros	Indianapolis-Carmel, IN	New York-White Plains-Wayne, NY-NJ <sup>^^^</sup>
Small Metros	Elkhart-Goshen, IN	Santa Cruz-Watsonville, CA

Source: NAHB calculation based on sales transaction records from CoreLogic and property tax and insurance data from the American Community Survey 2008 1-year Public Use Microdata Sample.  
[www.nahb.org/hoi](http://www.nahb.org/hoi)



# Business Planning and Operation

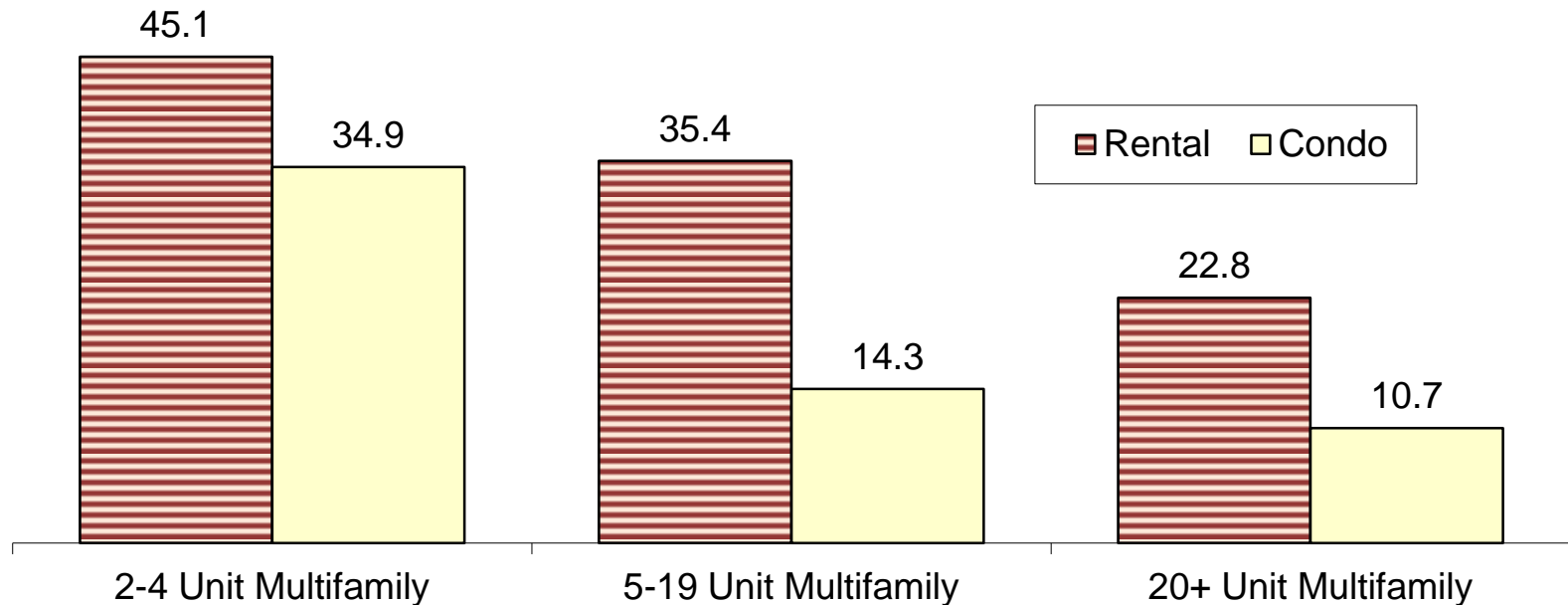
# Remodeling Expenditures

Remodeling in Owner-Occupied Housing: Estimates by County						
	# Owner-Occupied Homes	Married Couple Share	Average Value of Homes	Share Built Before 1980	Typical-Year Remodeling	
					County Total (\$Million)	Per Home
<b>Average for All Counties</b>	<b>23,965</b>	<b>62.0%</b>	<b>163,932</b>	<b>60.3%</b>	<b>72</b>	<b>2,085</b>
<b>Median for All Counties</b>	<b>7,247</b>	<b>62.5%</b>	<b>134,954</b>	<b>60.4%</b>	<b>14</b>	<b>1,817</b>
Nantucket County, MA	2,566	61.0%	971,751	41.8%	24	9,369
Marin County, California	65,084	59.9%	879,029	78.2%	570	8,755
New York County, New York	177,072	42.4%	819,260	87.5%	1,543	8,716
San Francisco County, CA	123,010	50.1%	812,219	85.8%	1,039	8,443

Source: Statistical model developed by NAHB and data from the American Community 2005-2009 5-year summary files. Available to members of NAHB Remodelers: <http://www.nahb.org/page.aspx/category/sectionID=433>

# School-Aged Children

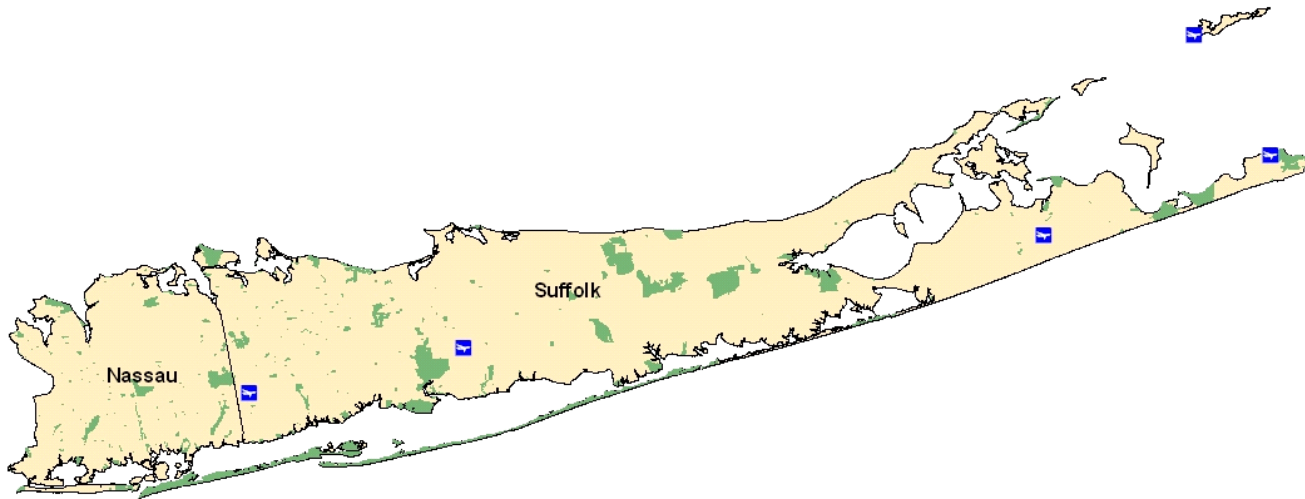
School-aged Children per 100 Multifamily Households by Size of Structure



Source: American Community Survey 2007 1-year Public Use Microdata Sample.  
<http://www.nahbmonday.com/outlook/issues/2009-01-29/index.html>

# Lowest Homeowner Vacancy Rates in Large Markets (Metro Areas with At Least 500,000 Home Owners)

1. Nassau-Suffolk, NY Metro Div: 1.40%



2.	Santa Ana-Anaheim-Irvine, CA Metro Div	1.72%
3.	Philadelphia, PA Metro Div	1.75%
4.	Baltimore-Towson, MD MSA	1.88%
5.	Edison-New Brunswick, NJ Metro Div	2.02%
6.	Los Angeles-Long Beach-Glendale, CA Metro Div	2.03%

Source: American Community Survey 2008 1-year summary file.

<http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=138864&channelID=311>



# Policy Impact

# Congressional District Snapshots

	California District 01	California	United States
Total population	653,052	35,278,768	288,378,137
Median age	36.6	34.4	36.4
Total workers	300,045	15,547,334	133,091,043
Commuting by car alone	74.9%	74.0%	77.0%
Commuting by carpool	9.8%	12.5%	10.7%
Commuting by public transit	1.5%	4.7%	4.7%
Working from home	4.7%	4.3%	3.6%
Commute time 30 minutes or more	25.9%	39.1%	35.0%
Number of Housing Units	285,549	12,989,254	124,521,886
Single-family detached	190,516	7,503,815	76,112,065
Single-family attached	13,998	920,438	7,063,608
Multifamily units	51,794	4,009,459	32,513,710
Number of households	256,005	12,097,894	111,090,617
Income below 30% of family median	18.7%	15.7%	16.9%
Income 30% to 60% of family median	20.4%	18.9%	19.7%
Home ownership rate	61.8%	58.4%	66.9%
Minority home ownership rate	44.6%	49.1%	48.6%
Median property tax rate (per \$1,000 of value)	4.1	4.8	9.6
Median value of homes recently purchased	\$419,900	\$473,100	\$186,700

Source: American Community Survey 2005 summary files.

# Home Buyer Tax Credit: Congressional District Impacts

Home Buyer Tax Credit: Employment and Income Impacts Congressional District 1, Alabama (110th Congress)			
	FTE (full time equivalent) workers	Wages and Salaries (\$thousands)	Small Business Persons' income (\$thousands)
<b>All industries</b>	<b>759</b>	<b>29,749</b>	<b>10,022</b>
Agriculture, forestry, fishing and hunting	5	189	154
Mining	4	208	145
Utilities	4	323	202
Construction	306	13,072	3,374
Manufacturing	95	4,260	451
Wholesale trade	23	1,300	100
Retail trade	93	2,560	343
Transportation and warehousing	17	663	127
Information	5	250	90
Finance, insurance, real estate, rental, and leasing	33	1,544	3,750
Professional and business services	62	2,265	791
Educational services, health care, social assistance	48	1,675	193
Arts, entertain., recreat., accomm. & food services	41	721	130
Other services, except government	18	486	171
Government	5	233	0

Source: NAHB economic impact models; occupation and wage data in the American Community Survey 2007 1-year summary files.

<http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=78655&channelID=311>



# Immigrant Construction Workers

Construction Workers and Residential Construction Wages by Occupation					
Occupation	Immigrant	U.S. Born	Total	Immigrant Share	Average Annual Pay in RC
Carpenters	394,662	1,402,639	1,797,301	21.96%	\$37,150
Construction Laborers	557,857	1,172,374	1,730,231	32.24%	\$27,650
Painters	226,272	481,423	707,695	31.97%	\$33,800
Electricians	75,351	538,378	613,729	12.28%	\$39,450
Pipelayers, Plumbers, Pipefitters	77,948	458,406	536,354	14.53%	\$43,820
Masons	143,948	294,636	438,584	32.82%	\$36,450

Source: American Community Survey 2004 Public Use Microdata Sample.

<http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=49216&channelID=311>



**Questions?**

**Answers:**

**[www.housingeconomics.com](http://www.housingeconomics.com)**

**[eyeonhousing.wordpress.com](http://eyeonhousing.wordpress.com)**