THE ECONOMY AT A GLANCE

HOUSTON



A publication of the Greater Houston Partnership

Volume 31 Number 4 - April 2023

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POPULATION GROWTH SURGES

Metro Houston added nearly 125,000 residents in '22, ranking second among the nation's major metros in population growth, according to the Partnership's analysis of U.S. Census Bureau data. That's up from '21 when the lingering effects of COVID limited the region's gains to just over 75,000. '21 was the second weakest year for population growth of the past 20 years while '22 was slightly above the long-term average of 119,000 per year.

POPULATION GAINS, '03 - '22 METRO HOUSTON

Year	000s	Year	000s
′03	100.0	'13	144.7
′04	96.9	'14	172.0
'05	101.4	'15	171,7
'06	190.0	'16	134.7
'07	108.8	'17	93.6
'08	127.1	'18	76.1
'09	144.5	'19	90.0
'10	171.8	'20	74.6
'11	108.8	'21	75.1
'12	127.1	'22	124.3

Note: Population gains are for the 12 months ending July 1 each year. Source: U.S. Census Bureau

The surge in population helps to explain last year's robust job growth, strong demand for housing, and increased congestion on the region's roads and freeways. Houston added 176,000 jobs, closed on 108,000 single-family homes, absorbed 21,000 apartment units, and delivered 280,000 new vehicles over period covered by the Census data, *i.e.*, the 12 months ending July 1, 2022.

Houston performed exceptionally well last year considering nine of the nation's 20 largest metros shed population and five added fewer than 20,000 residents. At current growth rates, the rankings of the 10 most populous metros are unlikely to shift anytime soon. Houston has a lock on fifth place, is unlikely to catch Dallas-Fort Worth, and is in little danger of losing ground to Washington, DC.

NET GAINS/LOSSES, MOST POPULOUS U.S. METROS

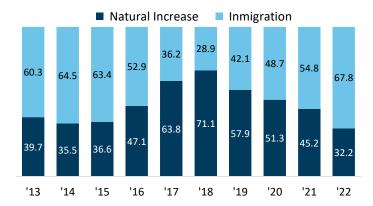
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Rank	Metro	Population	Change, '2	
		as of 7/1/22	#	%
1	New York	19,617,869	-156,517	-0.8
2	Los Angeles	12,872,322	-100,525	-0.8
3	Chicago	9,441,957	-77,581	-0.8
4	Dallas-Fort Worth	7,943,685	170,396	2.2
5	Houston	7,340,118	124,281	1.7
6	Washington	6,373,756	8,849	0.1
7	Philadelphia	6,241,164	-12,156	-0.2
8	Atlanta	6,222,106	78,968	1.3
9	Miami	6,139,340	29,967	0.5
10	Phoenix	5,015,678	72,841	1.5
11	Boston	4,900,550	-3,158	-0.1
12	Riverside	4,667,558	21,498	0.5
13	San Francisco	4,579,599	-37,011	-0.8
14	Detroit	4,345,761	-20,935	-0.5
15	Seattle	4,034,248	17,974	0.4
16	Minneapolis	3,693,729	2,742	0.1
17	Tampa	3,290,730	61,653	1.9
18	San Diego	3,276,208	1,254	0.0
19	Denver	2,985,871	8,038	0.3
20	Baltimore	2,835,672	-7,682	-0.3

Source: Partnership calculations based in U.S. Census Bureau data

A common misconception is that Houston's #2 ranking represents 125,000 residents moving to the region. The gains came from two sources: the natural rate of increase and net inmigration. The *natural increase* reflects the number of births minus deaths in the region. *Net inmigration* reflects the number of people who moved into Houston minus those who moved out.

Two-thirds of Houston's population gains in '22 came from net inmigration, one-third from the natural increase. The ratio frequently shifts, with inmigration accounting for a larger share of population growth when the region's economy booms and a smaller share when it struggles.

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

Net Inmigration

Metro Houston ranked second in net inmigration in '22. Twelve of the nation's 20 largest metros had negative inmigration, *i.e.*, more residents moved out than moved into those regions. Chicago, Los Angeles, New York, San Francisco, and St. Louis lost a combined 600,000 residents to outmigration last year. If not for births exceeding deaths in these metros, their overall population losses would have been even greater.

'22 NET MIGRATION, DOMESTIC + INTERNATIONAL
20 Most Populous Metros

Metro	Gain/Loss	Metro	Gain/Loss
Dallas/Ft. Worth	128,239	Minneapolis	-9,550
Houston	85,044	San Diego	-9,604
Tampa	67,504	Boston	-12,030
Phoenix	63,826	Philadelphia	-13,507
Atlanta	59,443	Detroit	-16,257
Miami	30,398	San Francisco	-51,617
Riverside	9,039	Chicago	-91,286
Seattle	6,918	St. Louis	-116,581
Denver	-1,270	Los Angeles	-125,592
Washington, DC	-8,091	New York	-222,048

Source: Partnership calculations based in U.S. Census Bureau data

Net migration has two components, *domestic* and *international*. Domestic reflects the population moving from within the United States while international reflects the population relocating from abroad. International migration includes ex-pat workers called home from

overseas, foreign workers assigned to multinational companies in Houston, military personnel redeployed stateside, international students enrolling at local universities, temporary workers on H1-B and H2-B visas, refugees placed in the city by relief agencies, and immigrants (documented and undocumented) who left their homelands for better lives in America.

Houston ranked third in the nation for international migration last year, behind New York and Miami. All 20 of the nation's most populous metros benefitted from international migration.

'22 INTERNATIONAL MIGRATION
20 Most Populous Metros

Metro	Gain	Metro	Gain
New York	99,677	Washington, DC	25,561
Miami	67,130	Atlanta	22,033
Houston	47,473	Philadelphia	16,704
Los Angeles	44,858	Phoenix	16,293
Dallas	38,505	Tampa	12,752
St. Louis	36,203	Detroit	11,401
Boston	35,286	Minneapolis	10,214
Seattle	29,759	San Diego	9,043
San Francisco	27,522	Denver	6,911
Chicago	26,711	Riverside	4,576

Source: Partnership calculations based in U.S. Census Bureau data

International migration accounted for over half (55.8 percent) of Houston's net migration last year and well over one-third (38.2 percent) of the region's overall gains. The flow of foreign-born residents and workers into the region remains essential for the region's growth.

According to the Census 2021 American Community Survey (the latest detailed demographics available):

- 24.1 percent of the metro Houston population is foreign-born.
- 30.7 percent of the metro workforce was born outside the U.S.
- Unemployment for Houston's foreign-born averaged 4.3 percent in '21 vs. 5.1 percent for the native-born.
- A '19 study by the Partnership found the output of foreign-born workers accounted for 30.8 percent of the region's gross domestic product.

Natural Increase

Metro Houston ranked third in natural increase, behind New York and Dallas. The region logged approximately 93,000 births and 53,000 deaths over the 12 months ending July 1, 2022. Births have trended down since the middle of the last decade while deaths have trended up.

Several factors account for the drop in births—fewer teen pregnancies, couples waiting longer to marry, women postponing childbirth, women deciding not to have children, and families having fewer children. The number of deaths has also trended up since early in the last decade as the population ages. Last year saw the second-highest number of deaths, a result of the pandemic. Three metros among the top 20, Detroit, St. Louis, and Tampa, recorded negative natural increases.

'22 NET NATURAL INCREASE 20 Most Populous Metros

Metro	Gain/Loss	Metro	Gain/Loss
New York	58,745	Minneapolis	12,602
Dallas	40,679	Chicago	12,485
Houston	39,983	Denver	10,239
Los Angeles	25,658	Boston	8,921
Wash, DC	21,091	Phoenix	7,990
Atlanta	20,415	Philadelphia	3,085
San Francisco	13,732	Miami	723
Riverside	13,628	St. Louis	-2,714
Seattle	13,466	Detroit	-4,020
San Diego	12,696	Tampa	-7,711

Source: Partnership calculations based in U.S. Census Bureau data

A Closer Look at Houston

All nine counties in the metro Houston area gained residents in '21. How and where that growth occurred varied, however.

- Ten years ago, Harris County reaped roughly twothirds of the region's annual population gains. In '22, it accounted for slightly over one-third (36.7 percent).
- Population continues shifting to Montgomery and Fort Bend Counties, the two capturing 39.5 and 30.9 percent respectively of the region's net domestic migration in '22.
- Domestic migration was negative for Harris County last year, a trend that began nearly a decade ago.
 Since '16, Harris County has lost over 220,000 residents to outmigration.
- If not for international migration, overall migration into Harris County would be negative. Four out of every five international migrants to the metro Houston area in '22 settled in the county.
- Harris also had the highest natural increase, accounting for three out of every four births in the region.
- COVID deaths continue to weigh on growth. The 53,694 estimated for '22 was down from the 55,935 recorded in '21 but well above the 43,699 recorded in '19 prior to the pandemic.

MAJOR COMPONENTS OF METRO HOUSTON POPULATION GROWTH, 7/1/21 TO 7/1/22

County	Net Change	Natural Increase	Net Migration
Austin	676	19	651
Brazoria	9,323	1,486	7,715
Chambers	2,567	180	2,319
Fort Bend	29,022	4,407	24,454
Galveston	1,808	395	1,566
Harris	45,626	30,117	17,262
Liberty	4,610	288	4,253
Montgomery	28,229	2,846	24,734
Waller	2,420	245	2,090
Total	124,281	39,983	85,044

Note: Columns and rows may not sum evenly due to rounding. Source: Partnership calculations based in U.S. Census Bureau data

SUBCOMPONENTS OF METRO HOUSTON POPULATION GROWTH, 7/1/21 TO 7/1/22

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	Natural Increase		Inmigr	ation
County	Births	Deaths	International	Domestic
Austin	364	345	15	636
Brazoria	4,705	3,219	849	6,866
Chambers	582	402	71	2,248
Fort Bend	9,180	4,773	6,678	17,776
Galveston	3,963	3,568	480	1,086
Harris	64,873	34,756	37,268	-20,006
Liberty	1,340	1,052	54	4,199
Montgomery	7,940	5,094	1,978	22,756
Waller	730	485	80	2,010
Totals	93,677	53,694	47,473	37,571

Note: Columns and rows may not sum evenly due to rounding. Source: Partnership calculations based in U.S. Census Bureau data

A Look Elsewhere

Texas led the nation in population growth last year. Florida ranked second, North Carolina, third. Eighteen states shed population, with New York, California, and Illinois suffering the greatest losses.

BIGGEST GAINS AND LOSSES, STATE POPULATION, '22

State	Biggest Gains	State	Biggest Losses
Texas	470,708	New York	-180,341
Florida	416,754	California	-113,649
North Carolina	133,088	Illinois	-104,437
Georgia	124,847	Pennsylvania	-40,051
Arizona	94,320	Louisiana	-36,857

Note: State data is for the calendar year.

Source: Partnership calculations based in U.S. Census Bureau data

Twenty-two of Texas' 25 metro areas added population in '22, DFW gaining the most residents (170,396) and El Paso increasing at the fastest rate (4.5 percent).

POPULATION GROWTH
TEXAS METROS WITH +250,000 RESIDENTS

Motuo	Population as	Change, '2	1 - '22
Metro	of 7/1/22	#	%
Dallas-Ft Worth	7,943,685	170,396	+2.2
Houston	7,340,118	124,281	+1.7
San Antonio	2,655,342	50,411	+1.9
Austin	2,421,115	62,985	+2.7
McAllen	888,367	7,734	+0.9
Killeen	496,228	9,368	+1.9
Brownsville	425,208	2,084	+0.5
Corpus Christi	421,628	-1,303	-0.3
Beaumont	393,575	-1,641	-0.4
Lubbock	328,283	2,949	+0.9
Longview	291,219	2,831	+1.0
Waco	283,885	3,072	+1.1
College Station	277,824	5,183	+1.9
Amarillo	271,171	1,318	+0.5
Laredo	267,780	147	+0.1

Source: Partnership calculations based in U.S. Census Bureau data

CORPORATE RELOCATIONS AND EXPANSIONS

Metro Houston ranked third among the nation's top metros for new and expanded facilities in '22, according to *Site Selection* magazine, which produced the rankings as part of the annual "Governor's Cup" competition. The Houston region logged 255 announcements. The state of Texas, with 1,028 projects, earned the top spot in the magazine's state rankings.

'22 TOP METROS BY NUMBER OF PROJECTS

Rank	Metro	Projects
1	Chicago	448
2	Dallas-Fort Worth	426
3	Houston	255
4	New York	246
5	Los Angeles	150
6	Atlanta	141
7	Austin	132
8	Boston	122
9	Cincinnati	112
10	Washington, DC	103

Source: Site Selection Magazine

Site Selection's rankings focused on new projects with significant impact, including headquarters, manufacturing plants, R&D operations, and logistics sites. Retail, government, school, and hospital projects are not included. Projects included in the analyses meet at least one of three criteria: (a) involved a capital investment of at least \$1 million, (b) created at least 20 new jobs, or (c) added at least 20,000 sq. ft. of space.

FEBRUARY EMPLOYMENT

In late March, TWC released its February estimates for metro Houston employment. The region created 29,200 jobs that month, well above the long-term average of 22,100 for February.

Sectors with the largest employment gains included local education (+8,200 jobs), administrative and support services (+7,400), health care and social assistance (+4,900), restaurants and bars (+2,900), and private education (+2,800).

Sectors with the greatest losses included retail (-2,400 jobs), manufacturing (-1,400), specialty trade contractors (-500), and nondurable goods wholesalers (-600).

Houston shed 50,200 jobs in January. Over-the-month losses of that magnitude are typical in January as workers hired for the holiday season are laid off and the Bureau of Labor Statistics adjusts its employment databases.

February's gains offset 60 percent of January's losses. If job growth over the next two months matches long-term averages, the region should recover all January's losses by April.

METRO HOUSTON PAYROLL EMPLOYMENT



Source: Texas Workforce Commission

'22 BENCHMARK REVISIONS

Houston created 145,700 jobs in '22, according to the benchmark revisions released mid-March by TWC. The agency, which surveys employers throughout the year, originally estimated 179,000 jobs for '22. The revisions included minor adjustments to employment in '19, '20, and '21 but none to prior years.

METRO HOUSTON BENCHMARK REVISIONS

Year	December to December Employment Estimates			
rear	Pre-Revision	Post-Revision	Change	
'22	179,000	145,700	-33,300	
'21	159,700	172,100	+12,400	
'20	-185,000	183,900	-1,100	
'19	54,400	54,500	+100	
'18	82,800	82,800	0	

Source: Partnership calculations based on Texas Workforce Commission data.

The revisions shifted '22 from being the best year on record for job growth to being the second best. '21 now holds that record. The revisions had no impact on the COVID recovery timeline, though. Houston returned to pre-pandemic employment levels in May '22, twenty-five months after shedding nearly 360,000 jobs in March and April of '20.

The adjustments came from the annual benchmark revisions, a review that TWC starts each fall, culminating with the release of updated employment data in March. The job reports that TWC releases throughout the year are based on a sample of area employers. The revised job counts are based on unemployment insurance premiums paid by employers, and therefore provide a more accurate picture of job growth or losses.

All major sectors added jobs in '22. A handful of subsectors shed jobs: general merchandise stores (-2,400), employment services (-2,100), and personal and health product stores (-700).

TWC revised employment in restaurants and bars downward by 25,300 jobs. The net gain of 16,800 jobs last year is more in line with the long-term average for the sector.

Construction's gains were halved, from 18,8000 to 9,400 jobs. The job growth originally reported was unrealistic given rising interest rates, falling home sales, and the late-year slowdown in new contract awards.

The other services sector includes barber shops, beauty salons, auto repair, and the like. Rather than cutting 200 jobs as first reported the sector added 2,600. This suggests the prospects for small businesses have improved significantly post-pandemic.

Oil field services added 2,200 more jobs than originally thought but oil and gas extraction 2,900 fewer. The former reflects the gradual ramp up in drilling activity last year, the latter that the industry has learned to manage operations with significantly fewer employees.

Local and state education saw a net gain of 9,000 jobs, up from 5,100 pre-benchmark. More educators are on campus teaching the area's growing school-age population.

Arts, entertainment, and recreation added only 1,700 jobs, down from the 7,000 first reported. Despite the setback, employment in the sector is marginally above where it stood prior to the pandemic.

The commission overestimated growth in wholesale trade by 5,900 jobs and retail trade by 4,900.

Employment services, which includes temporary help and contract workers, rather than being flat as first reported lost 2,200 jobs. The sector is typically among the first to add jobs in the expanding economy and the first to let employees go in the early stages of a downturn. It's unclear whether the sector is signaling that a recession is imminent or if these workers are being hired away by other employers.

'22 JOB GAINS, SELECTED SECTORS, METRO HOUSTON

Sector	Job Gains
Prof, Sci, and Tech Services	23,700
Restaurants and Bars	14,400
Health Care and Social Assistance	13,700
Manufacturing	12,000
Transportation and Warehousing	8,600
Construction	9,400
Wholesale Trade	8,500
Finance and Insurance	6,000
Local Educational Services	5,500
Oilfield Services	5,500
Private Educational Services	5,500
State Educational Services	3,500
Real Estate and Equipment Leasing	3,400
Retail Trade	3,100
Other Services	2,600
Hotels	2,400
Information	1,900
Arts, Entertainment, Recreation	1,700
Utilities	1,600
Oil and Gas Extraction	300

^{*} Post benchmark revisions

Source: Partnership calculations based on Texas Workforce Commission data.

KEY ECONOMIC INDICATORS

Clicking on the hyperlinks provides additional details for each indicator.

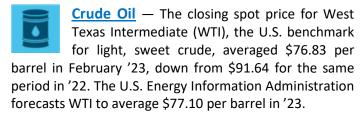


<u>Aviation</u> — The Houston Airport System (HAS) handled 3.9 million passengers in February '23, up 11.7 percent from 3.6 million in February '22.



<u>Construction</u> — '23 started with a significant drop off in construction activity. Dodge Data & Analytics reports \$4.1 billion in contracts were

awarded in the first two months of '23, down 30.8 percent from the \$5.2 billion issued over the comparable period in '22. Adjusted for inflation, this is the weakest start to the year of the past five years.





<u>Foreign Trade</u> — Houston area ports handled 19.3 million metric tons of goods and commodities in January this year, a 3.7 percent

decrease over the comparable period in '22. Those shipments were valued at \$23.3 billion, a 23.3 percent increase over '22. This year-over-year increase was driven by increased shipments of mineral fuels, oil, and refined products; plastics; and industrial machinery.



<u>Home Sales</u> — In the 12 months ending February '23, Houston area realtors closed on 112,817 homes, compared to 115,197 for the 12

months ending in January and 117,681 for the 12 months ending in December. In February '23, active listings of all property types (single-family, townhomes, condos, duplexes) were up 60.6 percent over February of '22. They are still 14.0 percent below pre-pandemic.



<u>Inflation</u> — Inflation, as measured by the Consumer Price Index for all Urban Consumers (CPI-U), rose 6.0 percent nationwide in February

'23. This is down from June's 9.1 percent. The peak of the last 50 years was in March '80 when the annual rate topped 14.6 percent.



Multifamily — Apartment occupancy in Houston showed signs of improvement in February. The month recorded positive net

absorption across all classes and an occupancy rate of 90.3 percent.



<u>Purchasing Managers Index</u> — Economic activity in Houston expanded in February at a slightly faster rate than January, according to

the most recent Houston Purchasing Managers Index (PMI). The February '23 PMI registered 52.7, up from 50.8 percent in January '23. Readings over 50 generally indicate expansion in the economy, below 50, contraction.



<u>Rig Count</u> — The Baker Hughes count of active domestic rotary rigs hit 755 in mid-March, up 82 rigs from the same week the year before,

according to data recently released by the company. The rig count is 37 shy of where it stood in mid-March '20 prior to the pandemic. However, the rig count peaked at 1,083 the last week of December '18. The pandemic only accelerated the decline.



<u>Unemployment</u> — The unemployment rate for metro Houston was 4.8 percent in February '23, up from 4.5 percent in January and 3.9

percent in December '22. The Texas rate was 4.2 percent, down from 4.7 percent the year prior. The U.S. rate was 3.9 percent, down from 4.1 percent in '22. The rates are not seasonally adjusted.



<u>Vehicle Sales</u> — New car, truck, and SUV sales are up 11.1 percent through February of this year compared to the same period in '22. Truck

and SUV sales continue to dominate the market, accounting for almost four in five (79.0 percent) of all vehicles sold to date.

Patrick Jankowski and Clara Richardson contributed to this issue of Houston: The Economy at a Glance.

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HOUSTON MSA NONFARM PAYROLL EMPLOYMENT (000)								
	Changefrom			% Change from				
	February 23	January 23	February 22	January 23	February 22	January 23	February 22	
Total Nonfarm Payroll Jobs	3,314.6	3,285.4	3,177.3	29.2	137.3	0.9	4.3	
Total Private	2,864.1	2,844.9	2,746.6	19.2	117.5	0.7	4.3	
Goods Producing	515.8	516.2	499.8	-0.4	16.0	-0.1	3.2	
Service Providing	2,798.8	2,769.2	2,677.5	29.6	121.3	1.1	4.5	
Private Service Providing	2,348.3	2,328.7	2,246.8	19.6	101.5	0.8	4.5	
Mining and Logging	68.0	68.3	63.3	-0.3	4.7	-0.4	7.4	
Oil & Gas Extraction	29.1	29.2	29.1	-0.1	0.0	-0.3	0.0	
Support Activities for Mining	37.3	37.3	32.9	0.0	4.4	0.0	13.4	
Construction	222.1	220.8	217.6	1.3	4.5	0.6	2.1	
Manufacturing	225.7	227.1	218.9	-1.4	6.8	-0.6	3.1	
Durable Goods Manufacturing	137.0	138.5	134.0	-1.5	3.0	-1.1	2.2	
Nondurable Goods Manufacturing	88.7	88.6	84.9	0.1	3.8	0.1	4.5	
Wholesale Trade	173.1	173.0	165.0	0.1	8.1	0.1	4.9	
Retail Trade	314.4	316.8	312.6	-2.4	1.8	-0.8	0.6	
Transportation, Warehousing and Utilities	190.5	191.1	181.6	-0.6	8.9	-0.3	4.9	
Utilities	20.1	20.1	19.0	0.0	1.1	0.0	5.8	
Air Transportation	20.0	20.0	19.0	0.0	1.0	0.0	5.3	
Truck Transportation	30.8	30.7	29.3	0.1	1.5	0.3	5.1	
Pipeline Transportation	12.9	12.7	12.1	0.2	0.8	1.6	6.6	
Information	33.3	33.4	31.7	-0.1	1.6	-0.3	5.0	
Telecommunications	11.8	11.8	11.7	0.0	0.1	0.0	0.9	
Finance & Insurance	115.7	115.5	111.2	0.2	4.5	0.2	4.0	
Real Estate & Rental and Leasing	68.7	67.2	63.1	1.5	5.6	2.2	8.9	
Professional & Business Services	552.4	543.8	523.5	8.6	28.9	1.6	5.5	
Professional, Scientific & Technical Services	271.6	271.5	251.8	0.1	19.8	0.0	7.9	
Legal Services	31.6	31.6	30.0	0.0	1.6	0.0	5.3	
Accounting, Tax Preparation, Bookkeeping	29.2	28.8	28.7	0.4	0.5	1.4	1.7	
Architectural, Engineering & Related Services	74.3	74.2	66.4	0.1	7.9	0.1	11.9	
Computer Systems Design & Related Services	42.9	42.9	40.4	0.0	2.5	0.0	6.2	
Admin & Support/Waste Mgt & Remediation	234.7	226.4	228.3	8.3	6.4	3.7	2.8	
Administrative & Support Services	221.2	213.8	216.1	7.4	5.1	3.5	2.4	
Employment Services	86.2	84.1	89.5	2.1	-3.3	2.5	-3.7	
Private Educational Services	73.3	70.5	68.2	2.8	5.1	4.0	7.5	
Health Care & Social Assistance	368.0	363.1	348.7	4.9	19.3	1.3	5.5	
Arts, Entertainment & Recreation	35.8	35.0	32.5	0.8	3.3	2.3	10.2	
Accommodation & Food Services	306.8	303.5	291.8	3.3	15.0	1.1	5.1	
Other Services	116.3	115.8	116.9	0.5	-0.6	0.4	-0.5	
Government	450.5	440.5	430.7	10.0	19.8	2.3	4.6	
Federal Government	32.9	32.8	31.8	0.1	1.1	0.3	3.5	
State Government	95.6	95.1	90.3	0.5	5.3	0.5	5.9	
State Government Educational Services	54.7	54.2	50.9	0.5	3.8	0.9	7.5	
Local Government		312.6		9.4				
	322.0		308.6		13.4	3.0	4.3	
Local Government Educational Services	224.2	216.0	214.8	8.2	9.4	3.8	4.4	

SOURCE: Texas Workforce Commission