The Shifting Political Landscape

- U.S.
- Britain
- France
- Netherlands
- Austria
- Italy
- Greece
- Spain
- Bla, bla, bla...
U.S. and Canadian Population Growth, 2017-2060

Source: U.S. Census, Statistics Canada, and author’s calculations.
Immigrant Contribution to U.S. and Canadian Annual Population Change, 2017-2060

Share of Population Change

Canada Population Change from Net International Migration
U.S. Population Change from Net International Migration

Source: U.S. Census, Statistics Canada, and author’s calculations.
U.S. and Canadian Labor Productivity Growth, 2010-2016

<table>
<thead>
<tr>
<th>Year</th>
<th>U.S.</th>
<th>Canada</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>3.3%</td>
<td>1.3%</td>
</tr>
<tr>
<td>2011</td>
<td>0.0%</td>
<td>1.9%</td>
</tr>
<tr>
<td>2012</td>
<td>0.7%</td>
<td>-0.4%</td>
</tr>
<tr>
<td>2013</td>
<td>0.7%</td>
<td>1.6%</td>
</tr>
<tr>
<td>2014</td>
<td>0.6%</td>
<td>2.6%</td>
</tr>
<tr>
<td>2015</td>
<td>0.8%</td>
<td>-0.5%</td>
</tr>
<tr>
<td>2016</td>
<td>0.3%</td>
<td>0.7%</td>
</tr>
</tbody>
</table>

Source: BLS, Statistics Canada, and author's calculations.
U.S. and Canadian Real GDP Growth, 1Q 2014-1Q 2017

Source: BEA, Statistics Canada, and author’s calculations.
U.S. and Canadian Industrial Production Growth, 1Q 2014-1Q 2017

Year-over-Year, Same Quarter

U.S. Consumer Inflation, 1Q 2012-1Q 2017

Year-over-Year, Same Quarter

Source: BEA and author’s calculations.
Source: Statistics Canada and author’s calculations.
U.S. Real Yield Curve, May 2016 vs. May 2017

U.S. Employment Growth, 1Q 2014-1Q 2017

Source: BLS and author’s calculations.
U.S. PNW Small MSA Employment Growth, 1Q 2016-1Q 2017

Year-over-Year, Same Quarter

<table>
<thead>
<tr>
<th>City</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S.</td>
<td>1.6%</td>
</tr>
<tr>
<td>Lewiston-Clarkston</td>
<td>4.0%</td>
</tr>
<tr>
<td>Idaho Falls</td>
<td>2.6%</td>
</tr>
<tr>
<td>Coeur d'Alene</td>
<td>2.4%</td>
</tr>
<tr>
<td>Pocatello</td>
<td>0.9%</td>
</tr>
<tr>
<td>Bend-Redmond</td>
<td>3.8%</td>
</tr>
<tr>
<td>Medford</td>
<td>3.1%</td>
</tr>
<tr>
<td>Eugene</td>
<td>1.8%</td>
</tr>
<tr>
<td>Corvallis</td>
<td>1.0%</td>
</tr>
<tr>
<td>Yakima</td>
<td>2.8%</td>
</tr>
<tr>
<td>Kennewick-Richland</td>
<td>2.5%</td>
</tr>
<tr>
<td>Wenatchee</td>
<td>3.6%</td>
</tr>
<tr>
<td>Longview</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

Source: BLS and author’s calculations.
Canadian Employment Growth, 1Q 2014-1Q 2017

Year-over-Year, Same Quarter

Source: Statistics Canada, BC Stats, and author’s calculations.
BC Metro Employment Growth, 1Q 2016-1Q 2017

- Canada: 1.6%
- Kelowna: 6.2%
- Victoria: 5.5%
- Abbotsford-Mission: 4.9%
- Vancouver: 1.7%

Source: Statistics Canada, BC Stats, and author's calculations.
U.S. and Canadian Residential Permitting, April to March 2015/16 vs. April to March 2016/17

<table>
<thead>
<tr>
<th></th>
<th>Non-Metro</th>
<th>1Q 2016-2017 HPI Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>WA</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>8%</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td>11%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td></td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: FRED data, FHFA, Statistics Canada, and author’s calculations.
NAHB HOI, 4Q 2016: Share of Homes Affordable to those Earning Median Family Income

- **Fairbanks, AK**
  - Median: 227K
  - West Rank: 1/71

- **Spokane-Spokane Valley, WA**
  - Median: 185K
  - West Rank: 7/71

- **Boise City, ID**
  - Median: 242K
  - West Rank: 23/71

- **Portland-Vancouver-Hillsboro, OR-WA**
  - Median: 332K
  - West Rank: 43/71

- **Seattle-Bellevue-Everett, WA**
  - Median: 435K
  - West Rank: 46/71

- **San Diego-Carlsbad, CA**
  - Median: 490K
  - West Rank: 65/71

- **Los Angeles-Long Beach-Glendale, CA**
  - Median: 530K
  - West Rank: 70/71

- **San Francisco-Redwood City-South San Francisco, CA**
  - Median: 1.1 Mil.
  - West Rank: 71/71

Source: NAHB.
Vancouver BC Single Family Housing Market

UBC Study: “If relative building values (RBVs) continue to slide, one-quarter of all single-family homes will be torn down between now and 2030, replaced by new single-family houses that seek to maximize size.”

-Joseph Dahmen and Jens Von Bergmann

Healthy RBV: \[
\frac{\text{House Value}}{\text{Land Value} + \text{House Value}} = 0.6 \text{ to } 0.7
\]
Questions?