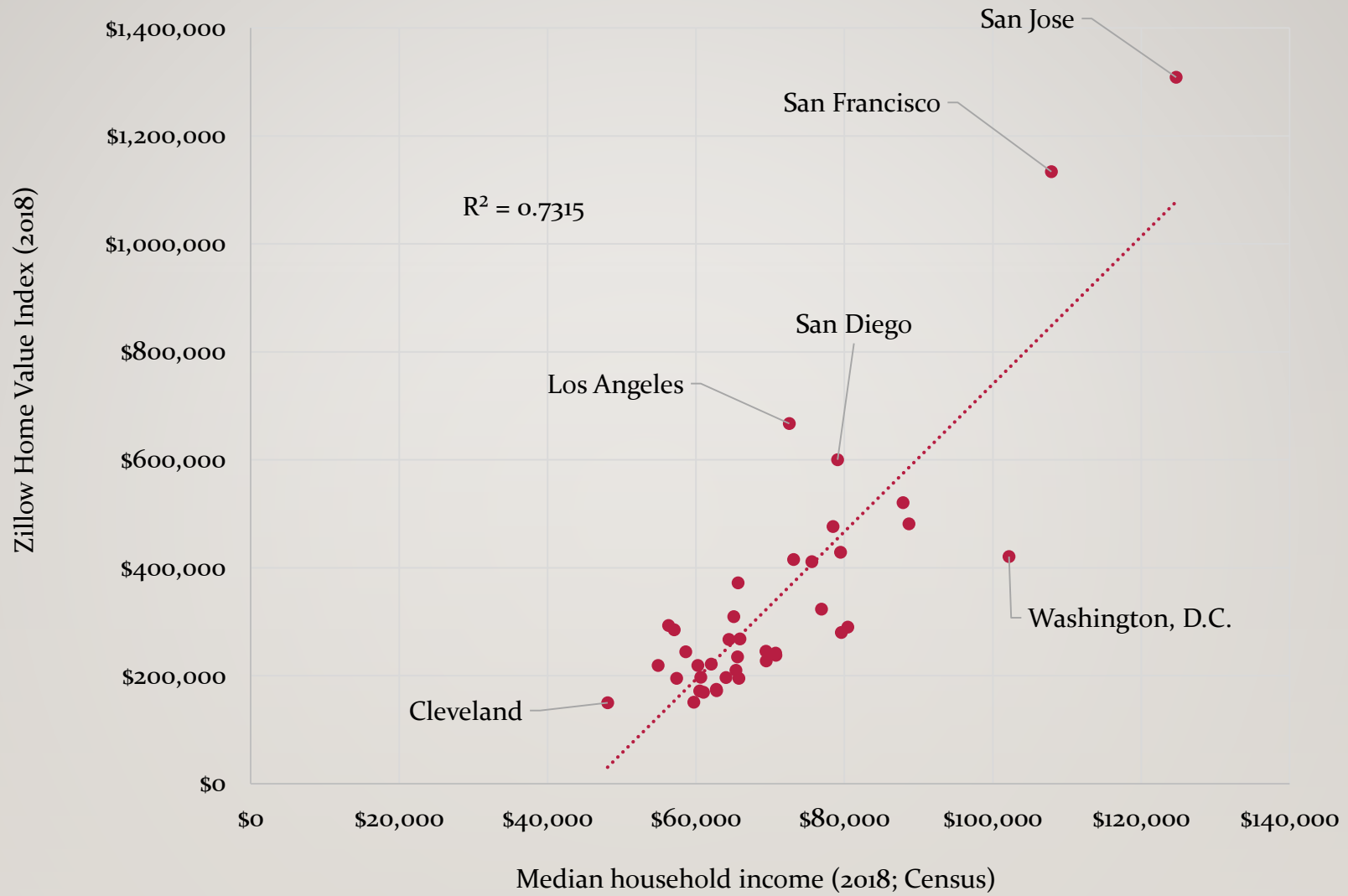
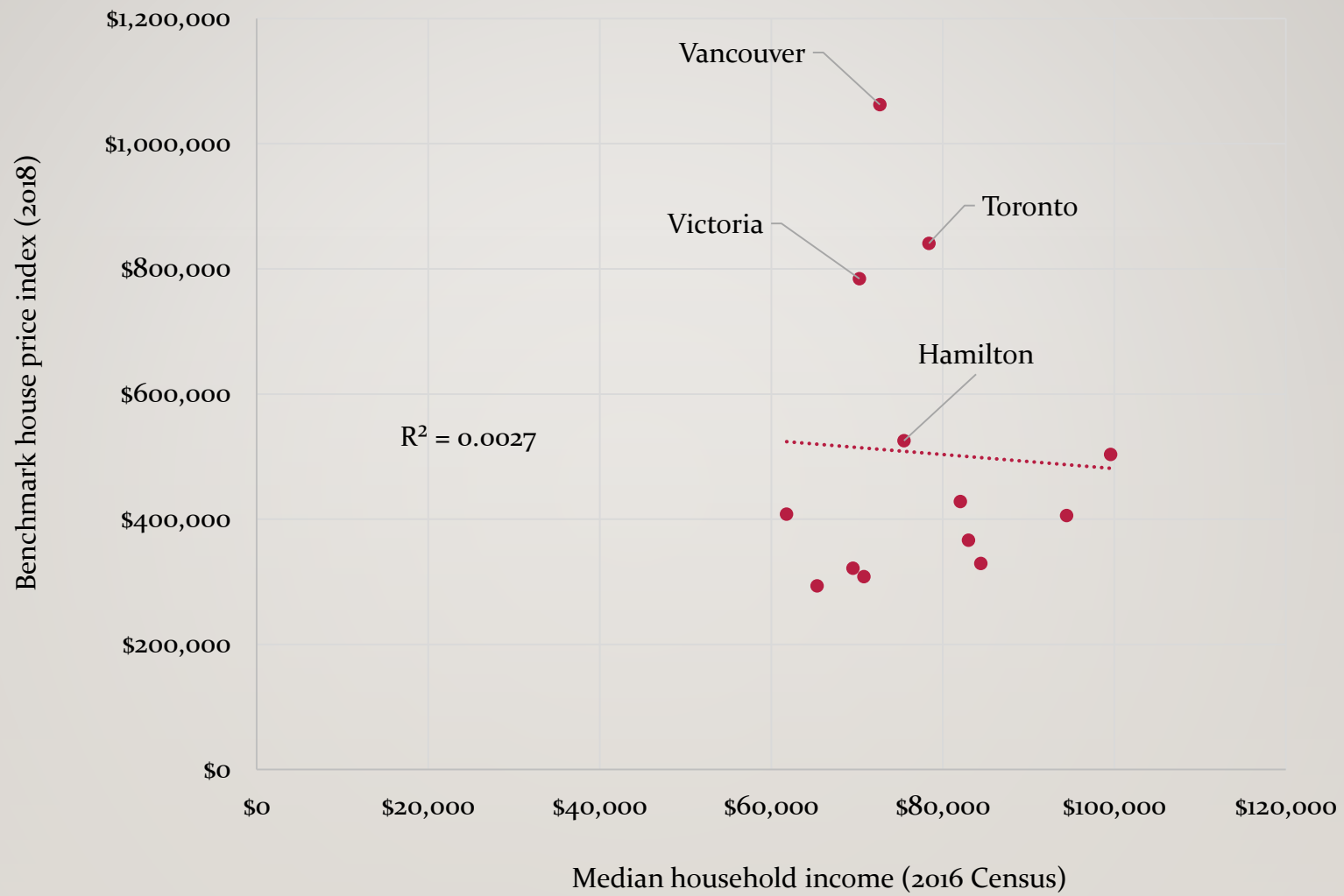
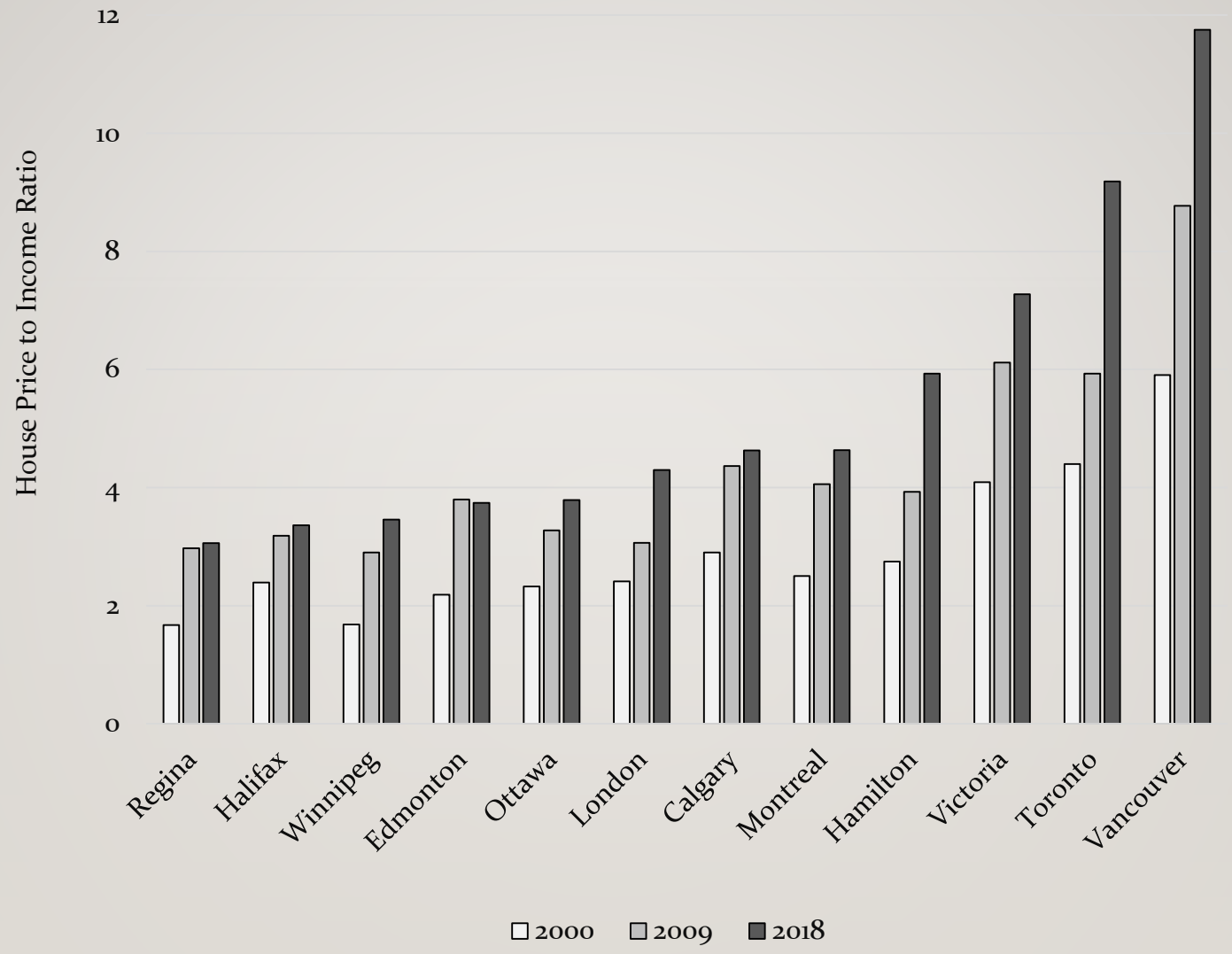


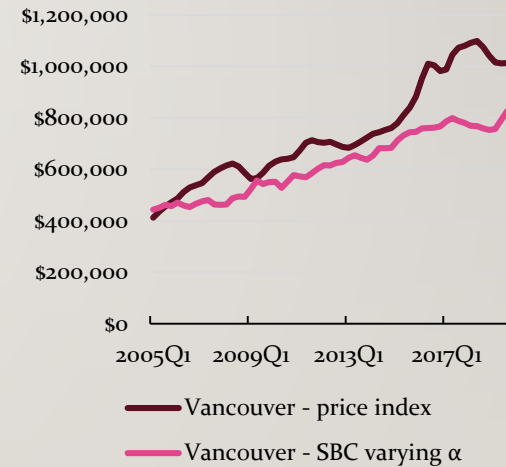
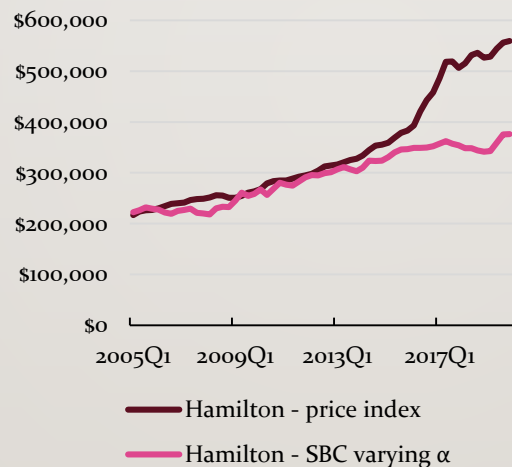
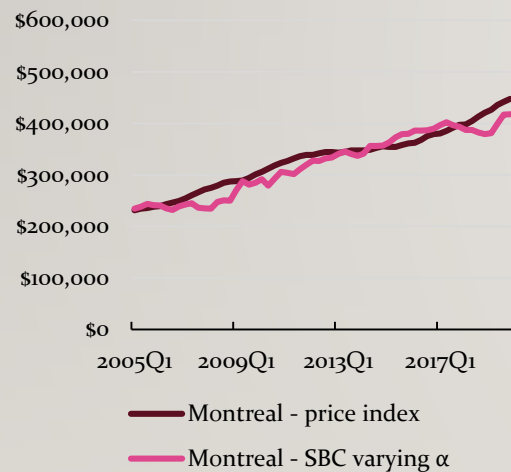
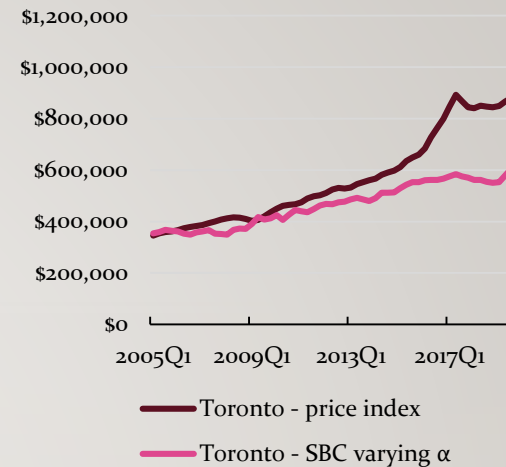
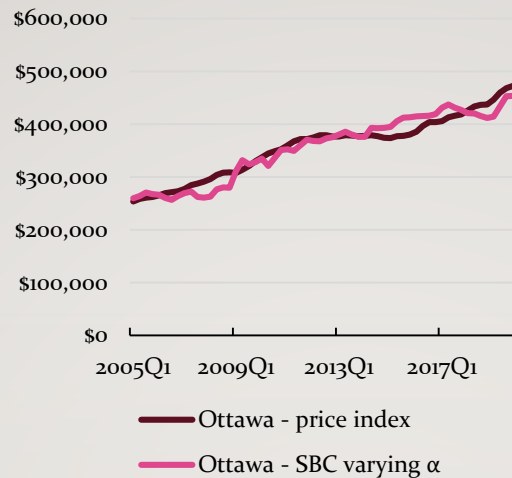
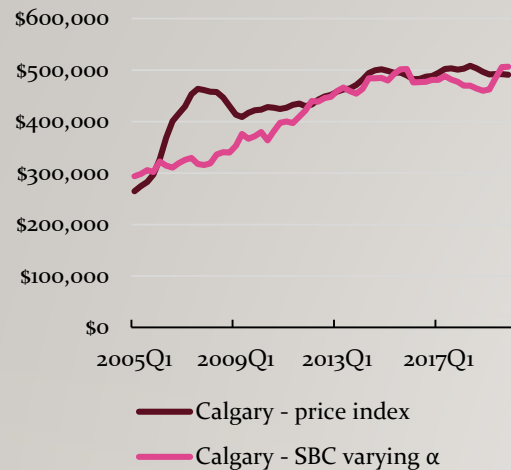
Slides for the Cullen Commission

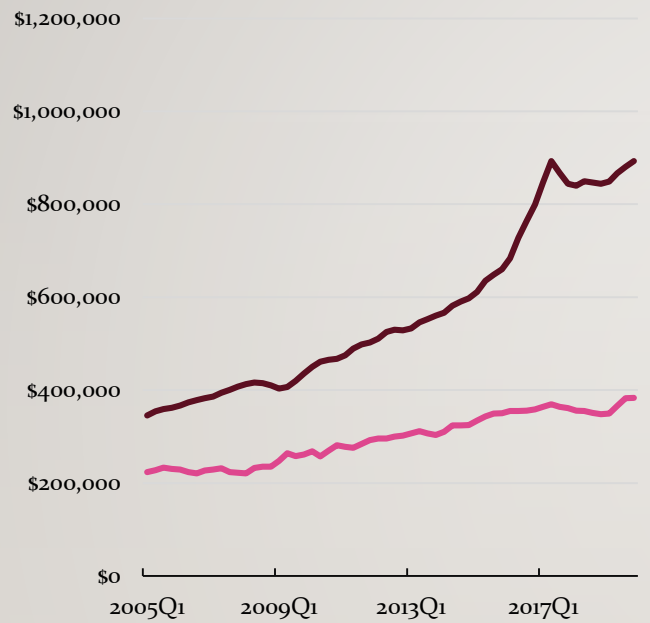
Josh Gordon, Simon Fraser University, School of Public Policy



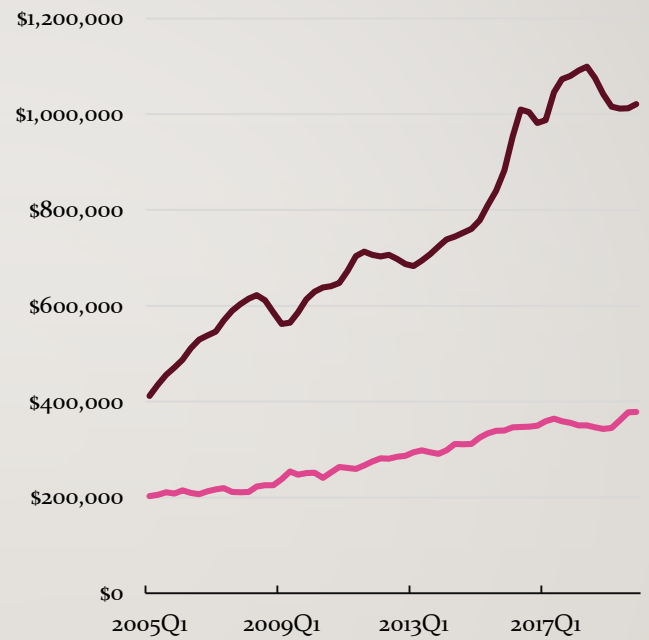






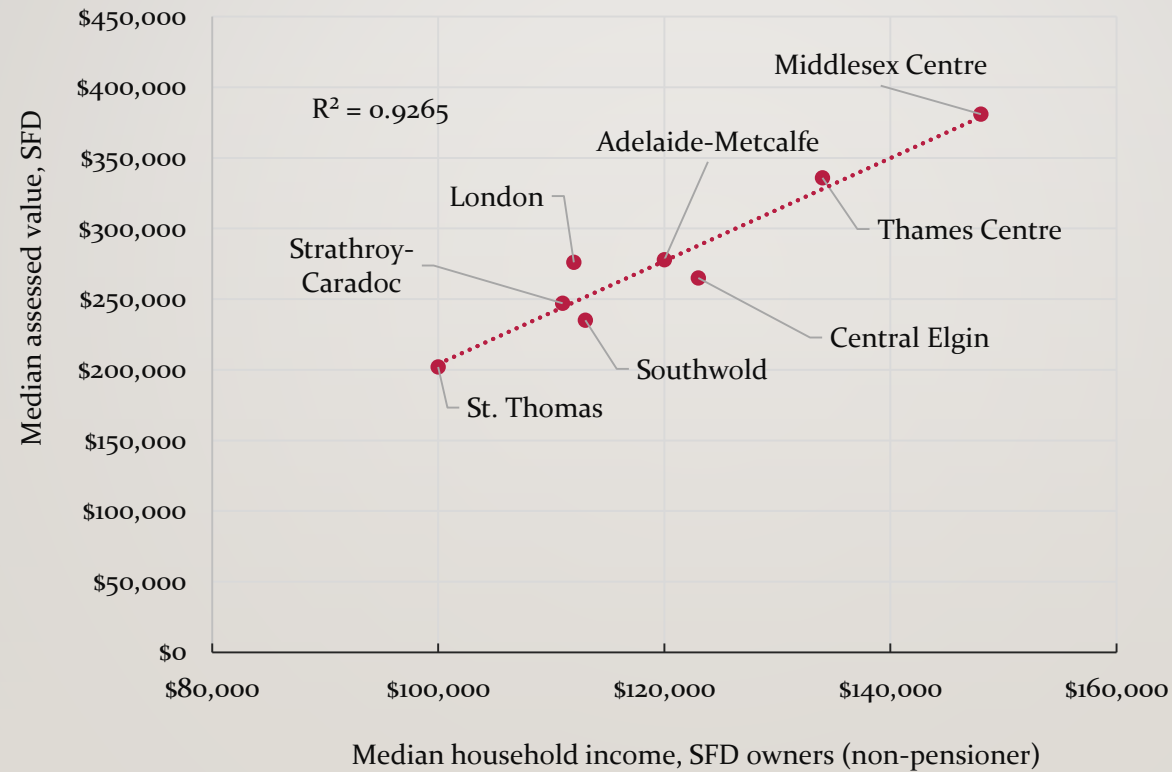


— Toronto - price index — Toronto - SBC $\alpha = 0.3$

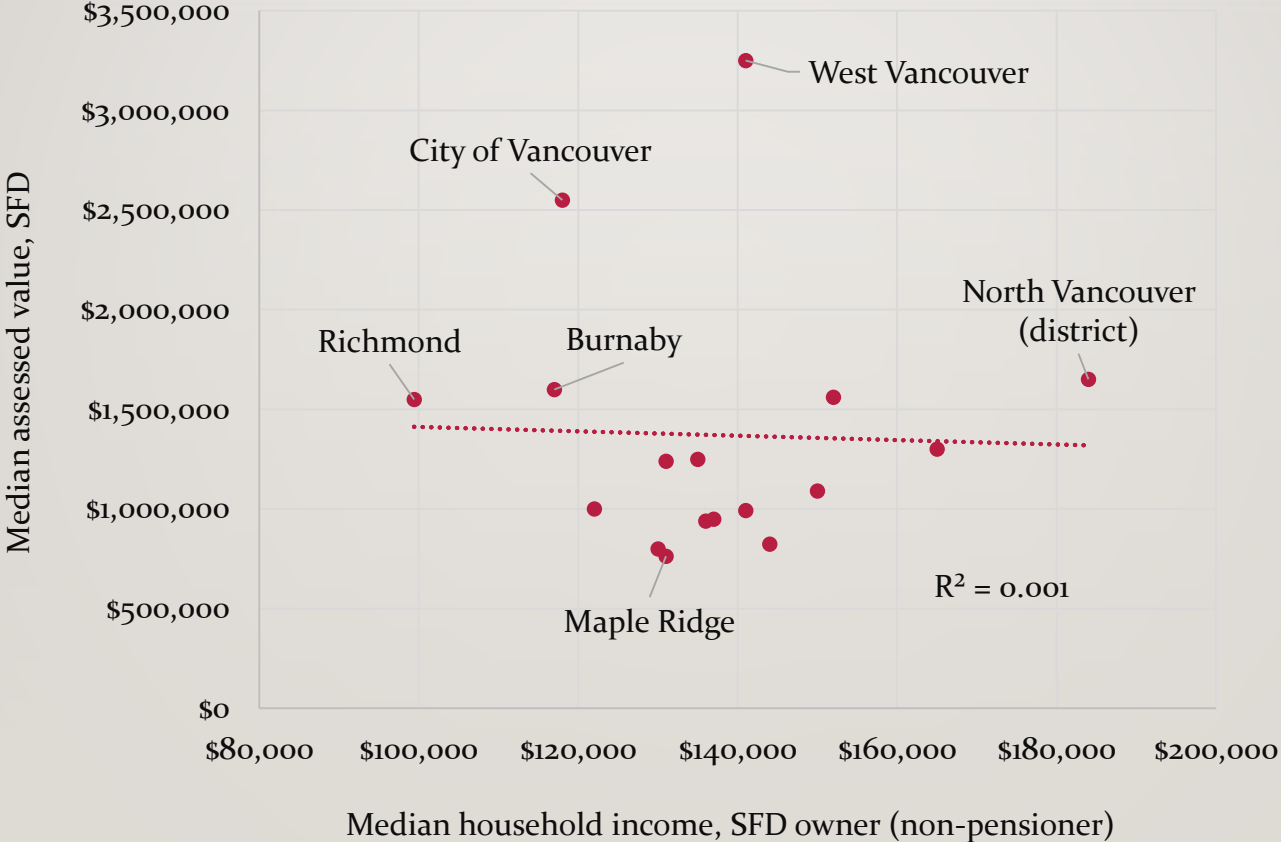


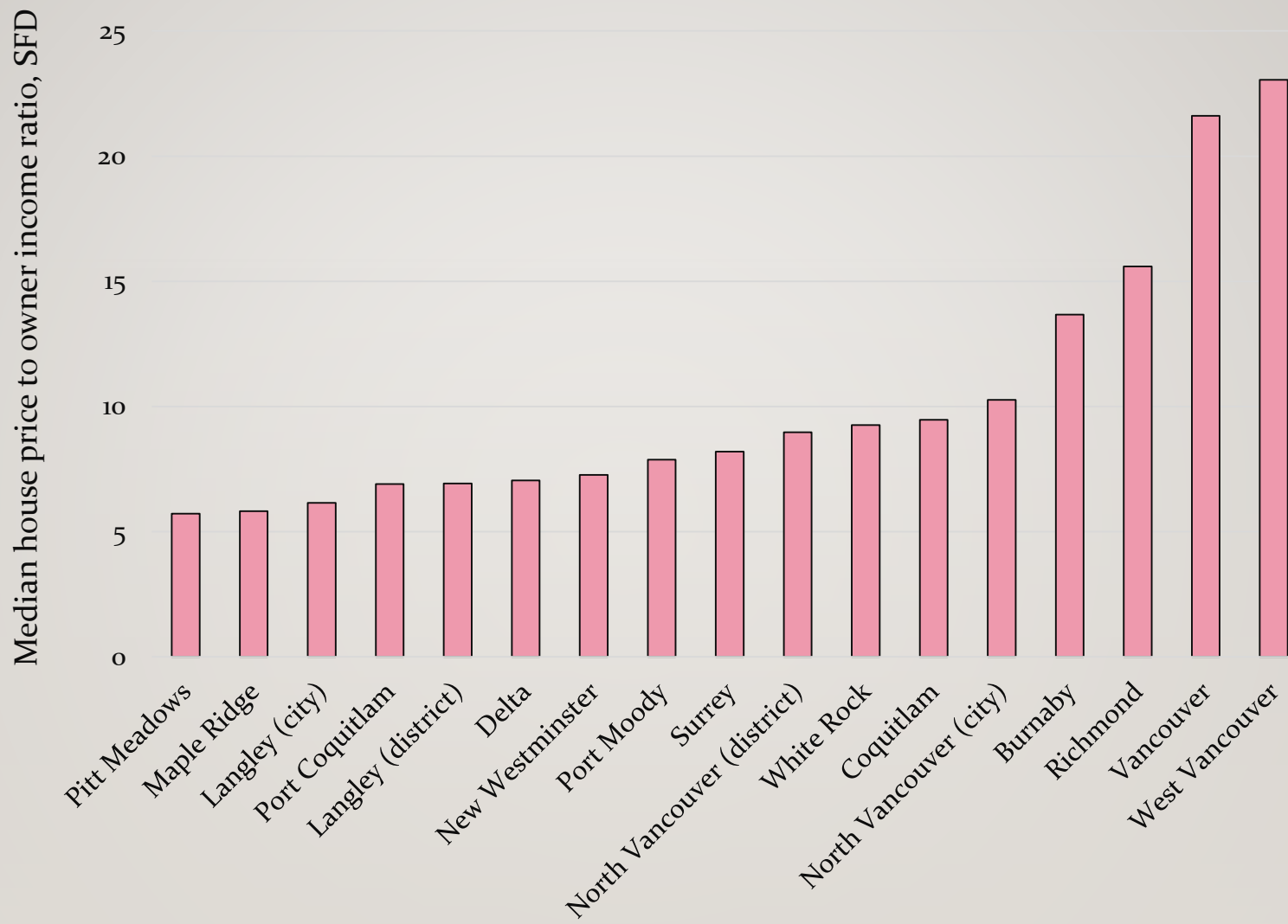
— Vancouver - price index — Vancouver - SBC $\alpha = 0.3$

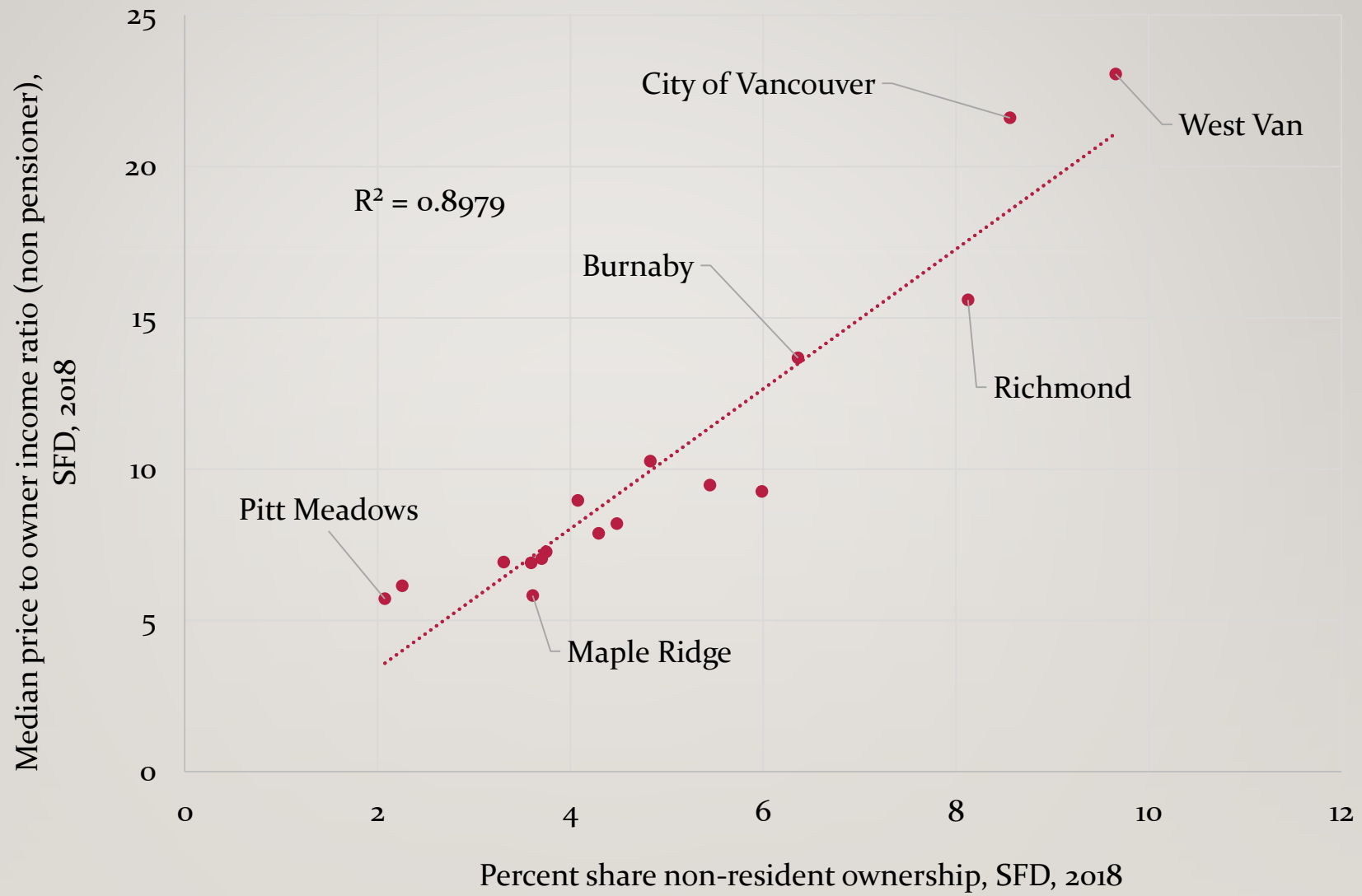
3. A “coupled” housing market: London, Ont.



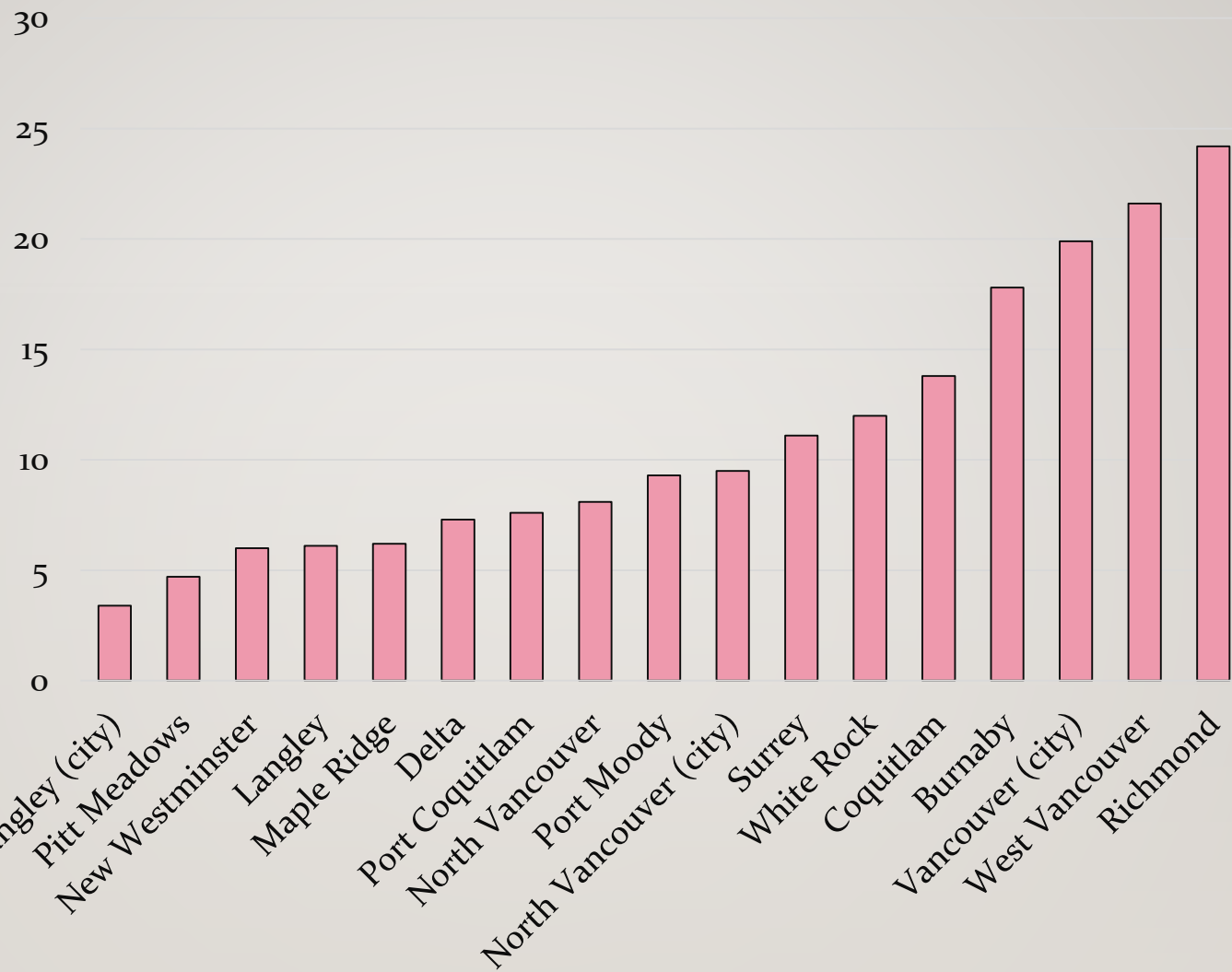
3. Radical “de-coupling”: Vancouver, B.C.

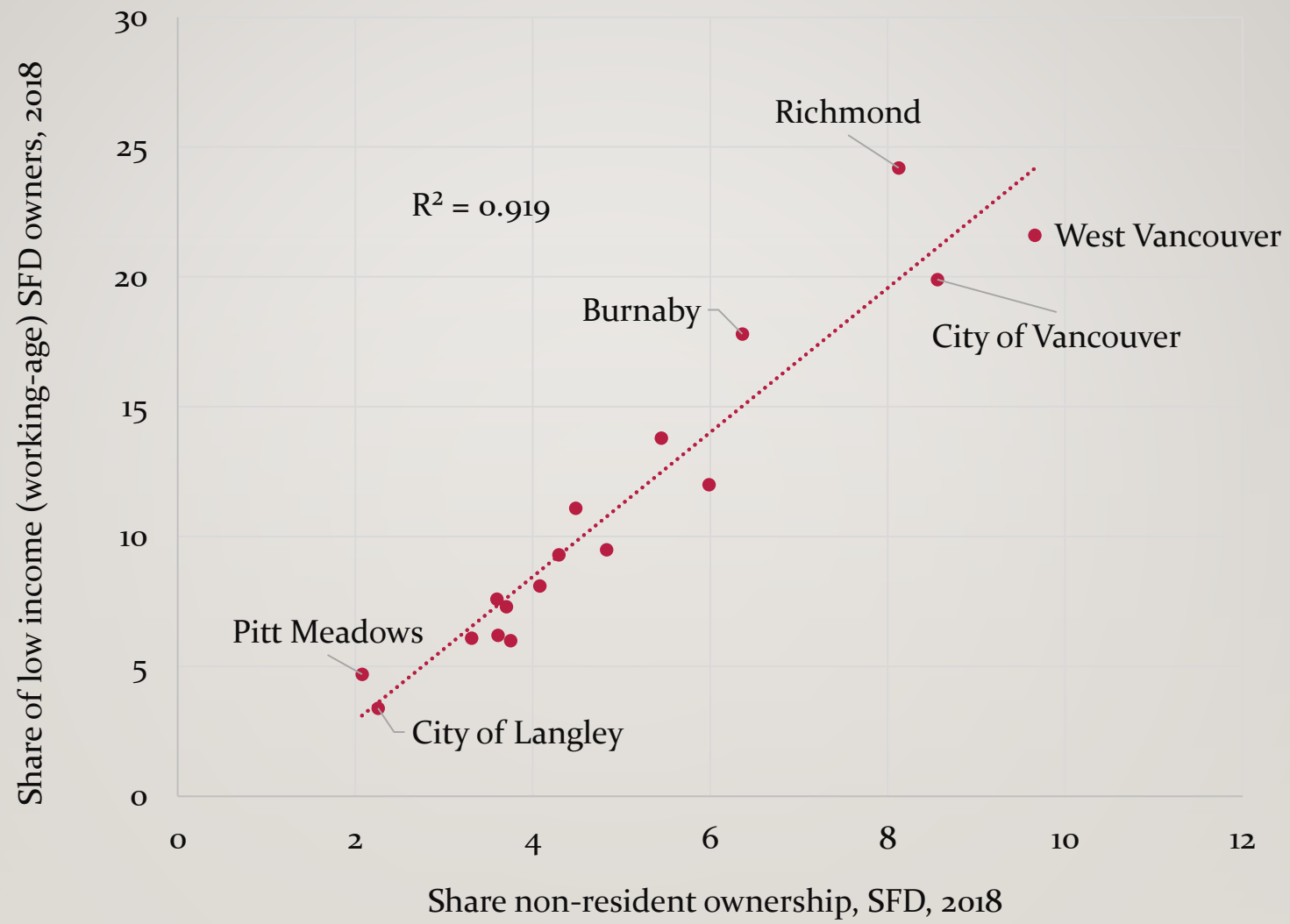




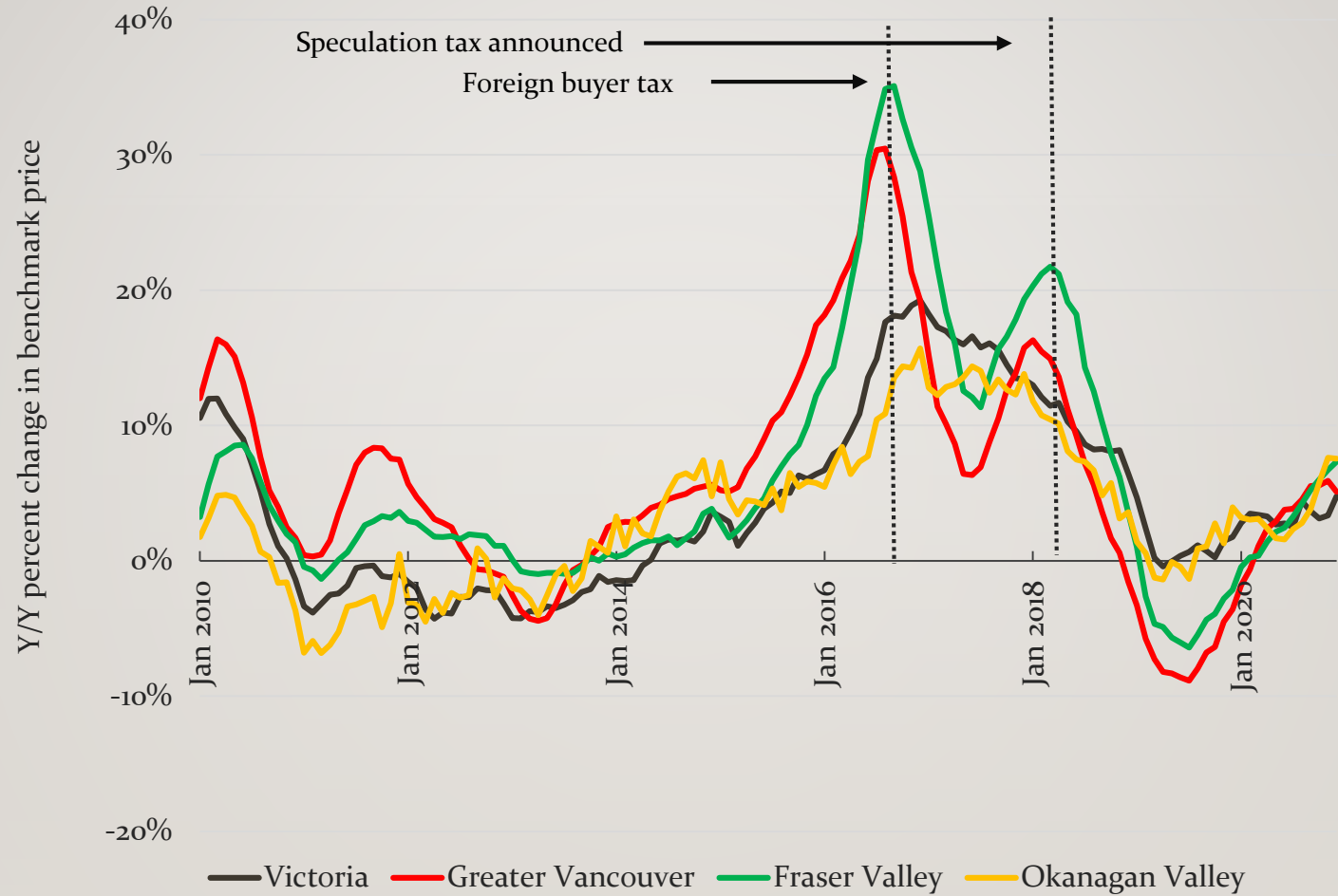


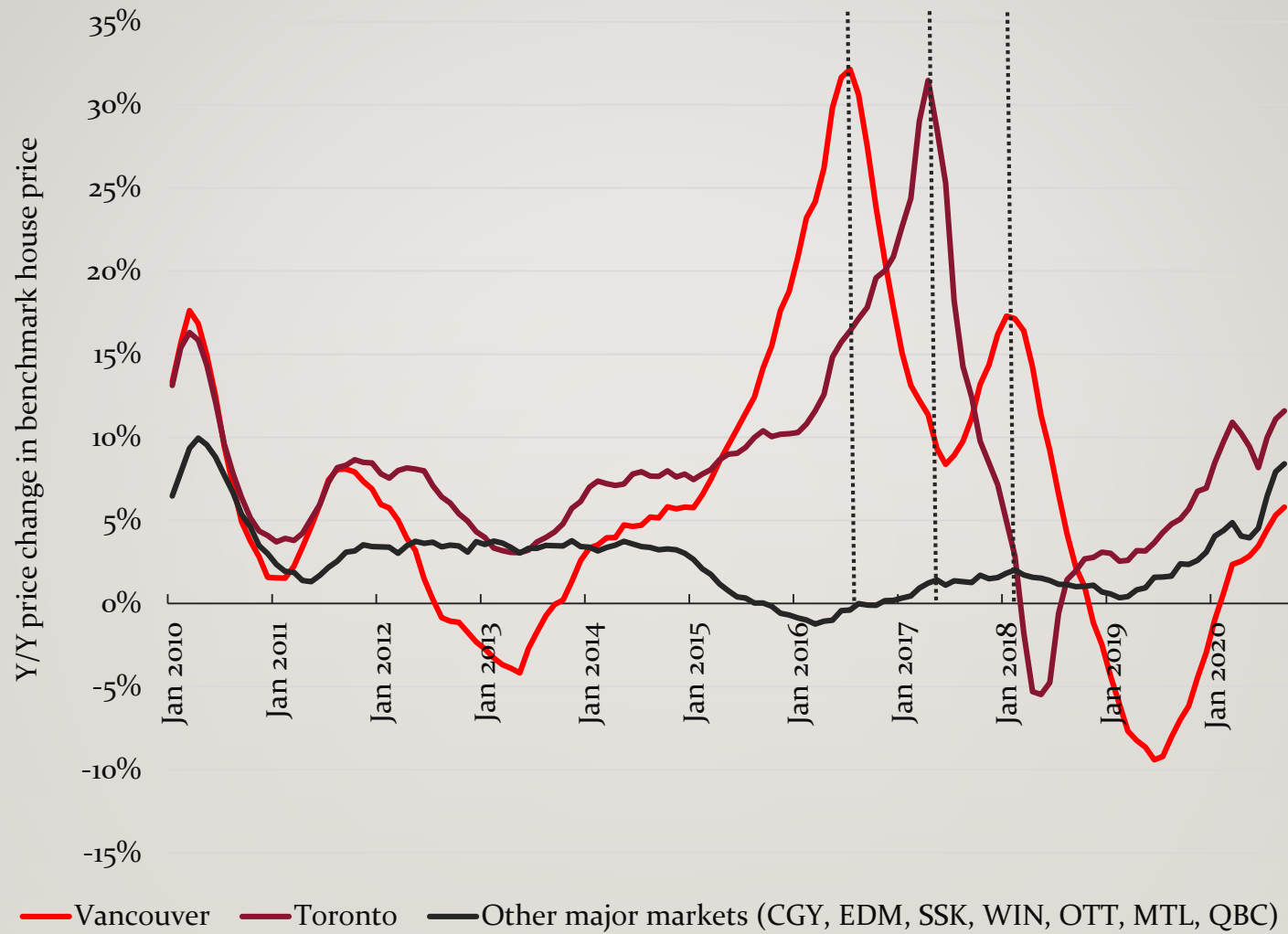
Share of working-age SFD owners in lowest income quintile





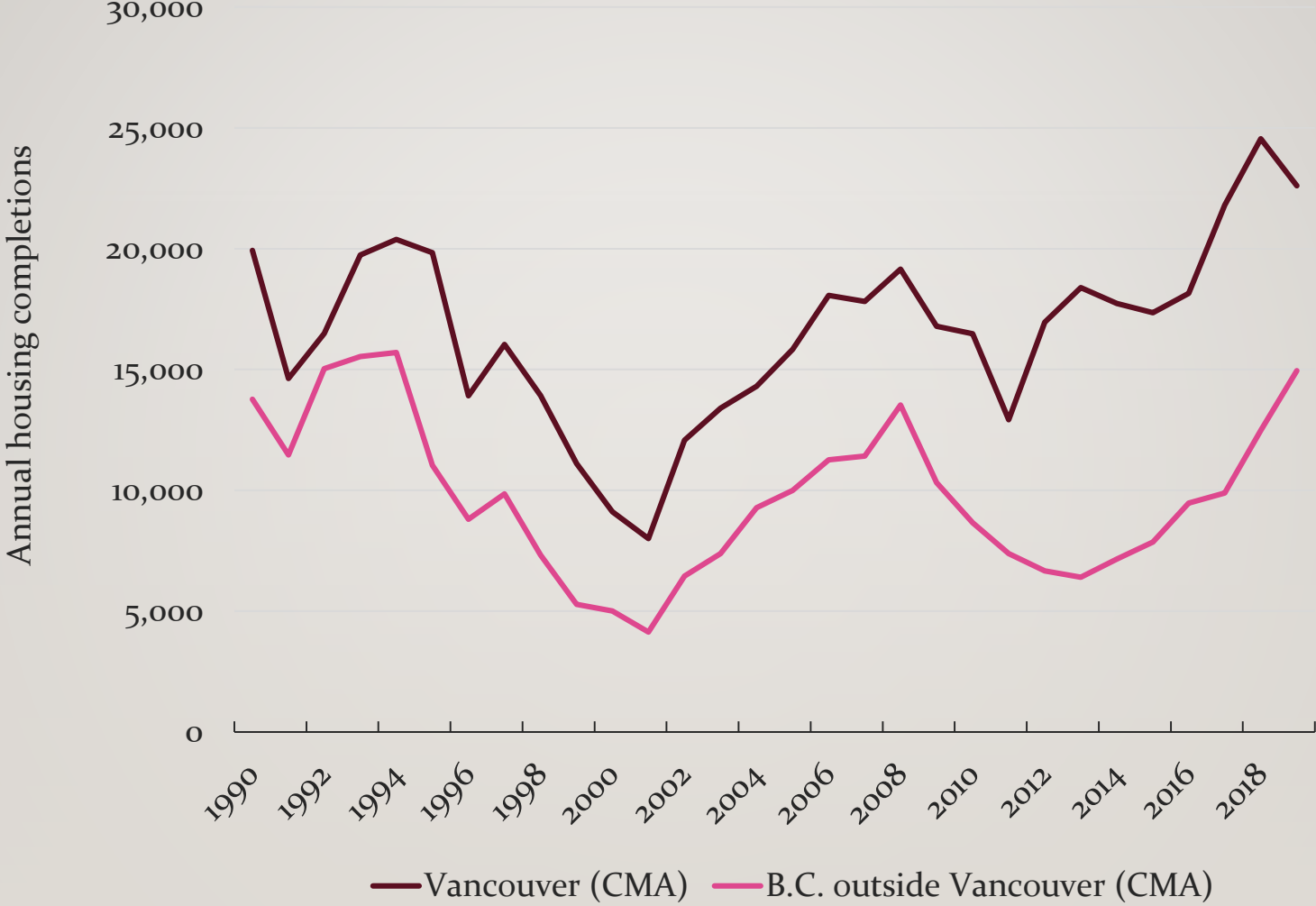
Ripple effect and policy change in B.C., 2010-2020







Annual housing completions, 1990-2019



Condo starts, 3 year rolling average

