

If This is the New Normal-What's Next?



## **About Economic Leadership**

- Founded in 2013
- Currently working in 23 states
- Statewide Competitiveness Strategies (CO,LA,CT,NH,NE,HI,PA,NM)





## **About Economic Leadership**



## **Locational Analysis for Companies**

- Future Trend Analysis (trendspotting)
- Workforce trends and opportunities
- Rankings Analysis



#### **Specialized Research**

- Workforce
- Technology
- Transportation
- Manufacturing
- Financial Services
- Public Safety
- Immigration



### **Leadership Strategy**

- Communications and Messaging Strategies
- Executive Communications
- Board and Organizational Leadership Assessments







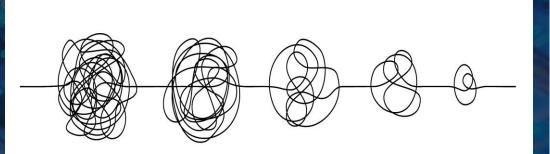


## **2023 Economic News**

In 10/22, 63% of top economists thought – a recession within 12 months.

- ✓ GDP growth higher than expected
- People went back to work (No She-cession or Gray-cession)
- ✓ Real wages growing above inflation
- ✓ Productivity rising
- ✓ No banking crisis
- ✓ Stock market near record high
- √ Gas prices moderated
- ✓ Soft landing, so far

# Why Is the Economy Such a Mystery?







#### Post Pandemic



Unprecedented Federal Stimulus



Record Inflation/Interest Rates



Geopolitics & Geo-Economics



**Unpreceded Weather Impacts** 

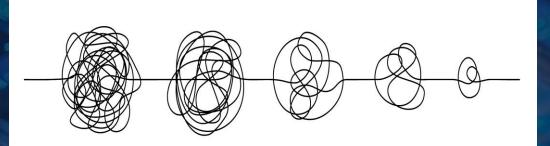


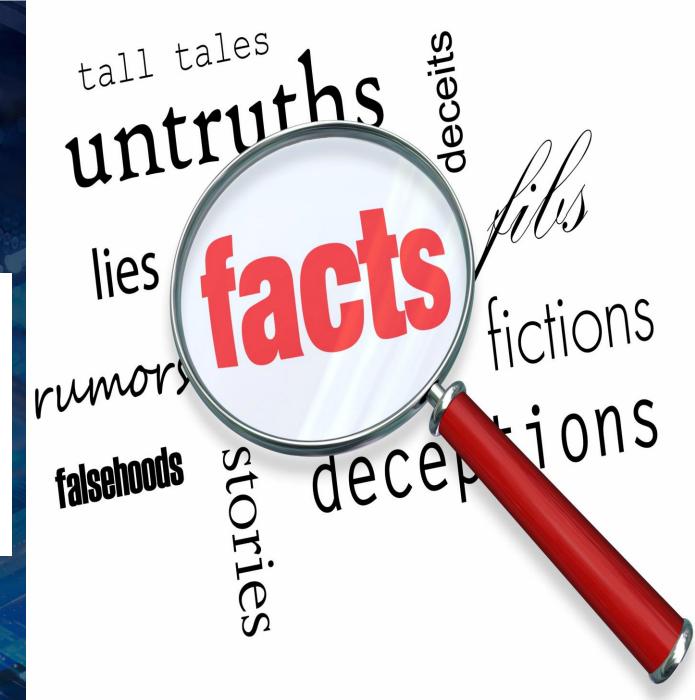
**Accelerating Tech Advancements** 



**Shifting Consumer Tastes and Priorities** 

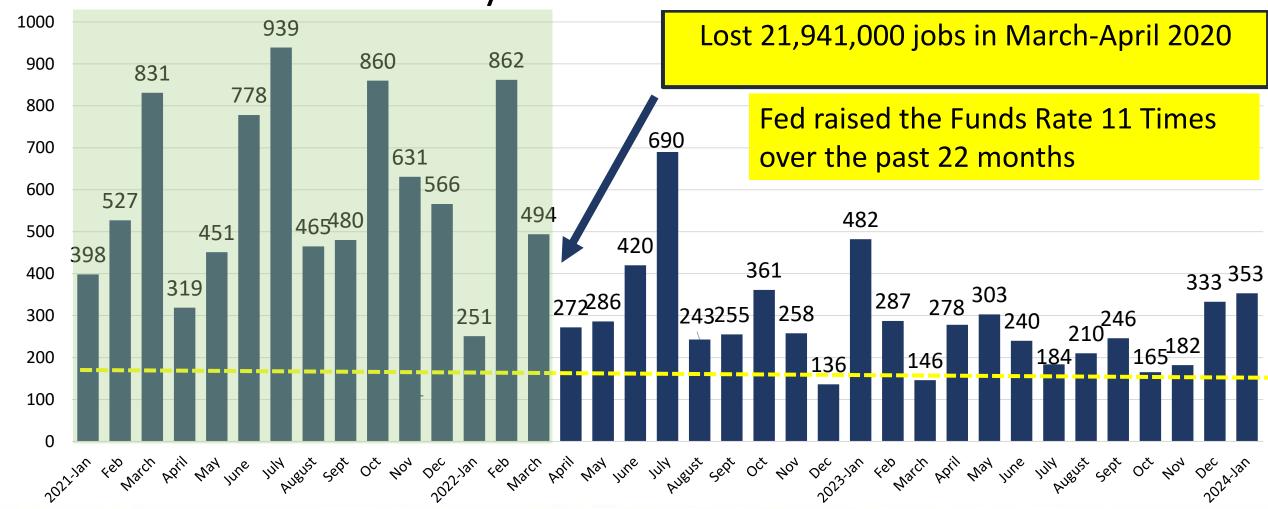
# Why Is the Economy Such a Mystery?







# USA Nonfarm Payroll Employment Monthly Growth in Thousands



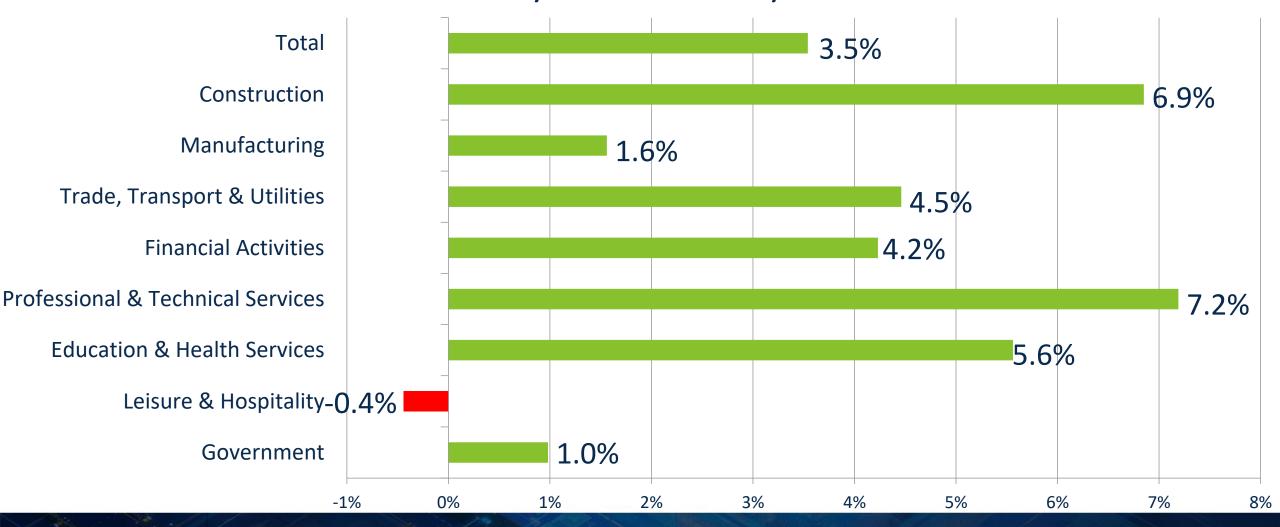


## **Labor Market Flows**



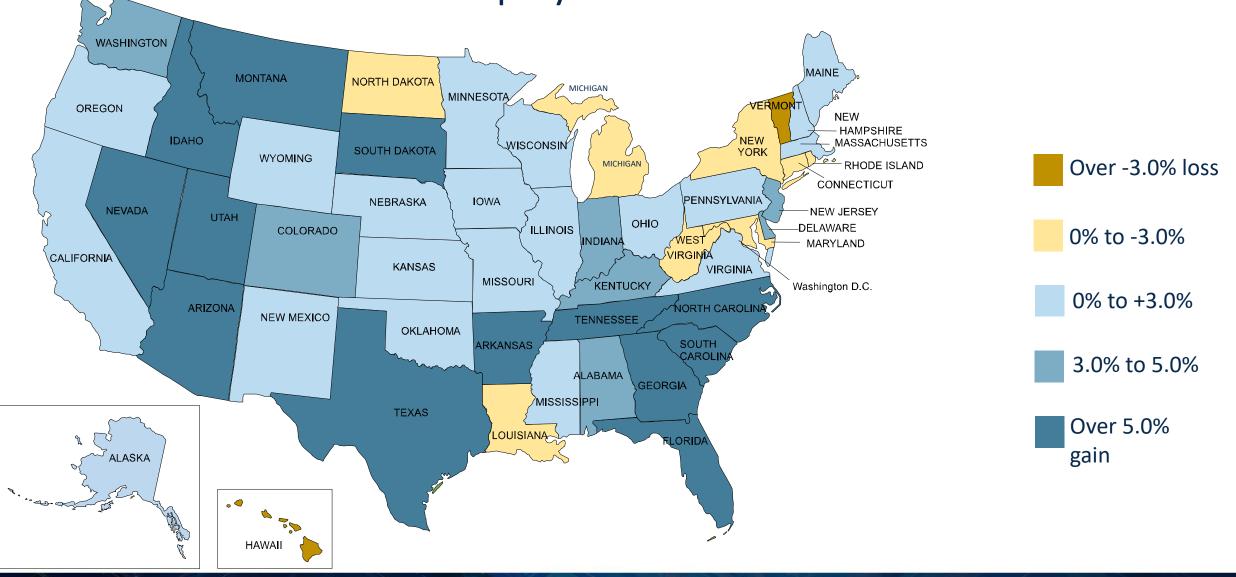


# U.S. Nonfarm Employment Change by Sector February 2020 – January 2024

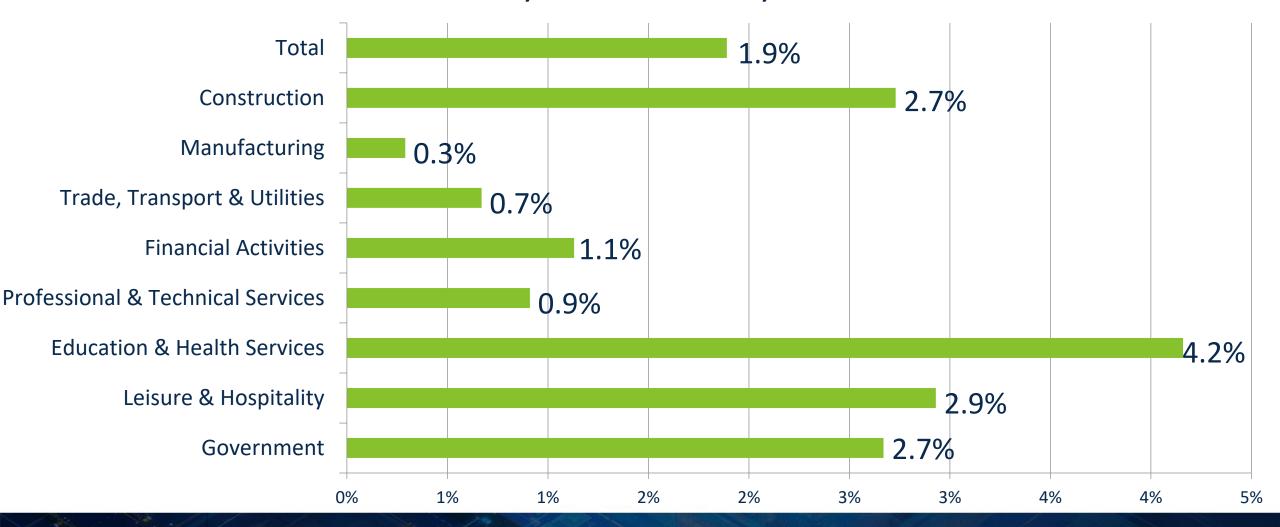




## Nonfarm Employment Since Start of Covid



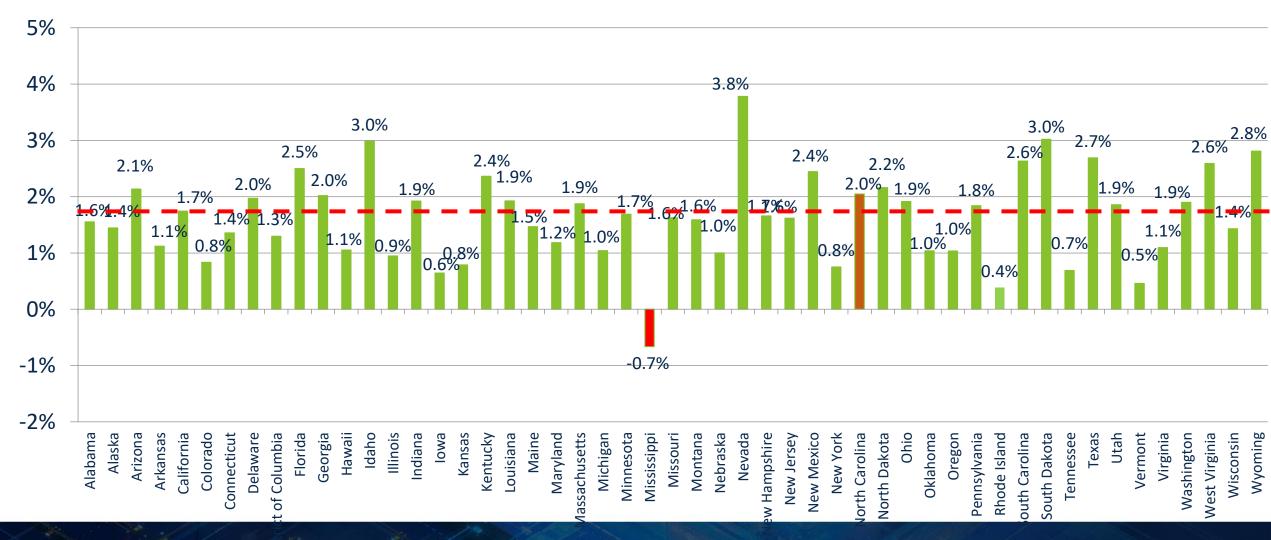
# U.S. Nonfarm Employment Change by Sector January 2023 – January 2024





All States 1-Year

Total Non-Farm Employment Percentage Change December 2022 to December 2023





## Change in U.S. real GDP

Annualized rate; Quarterly, Q3 2021 to Q3 2023

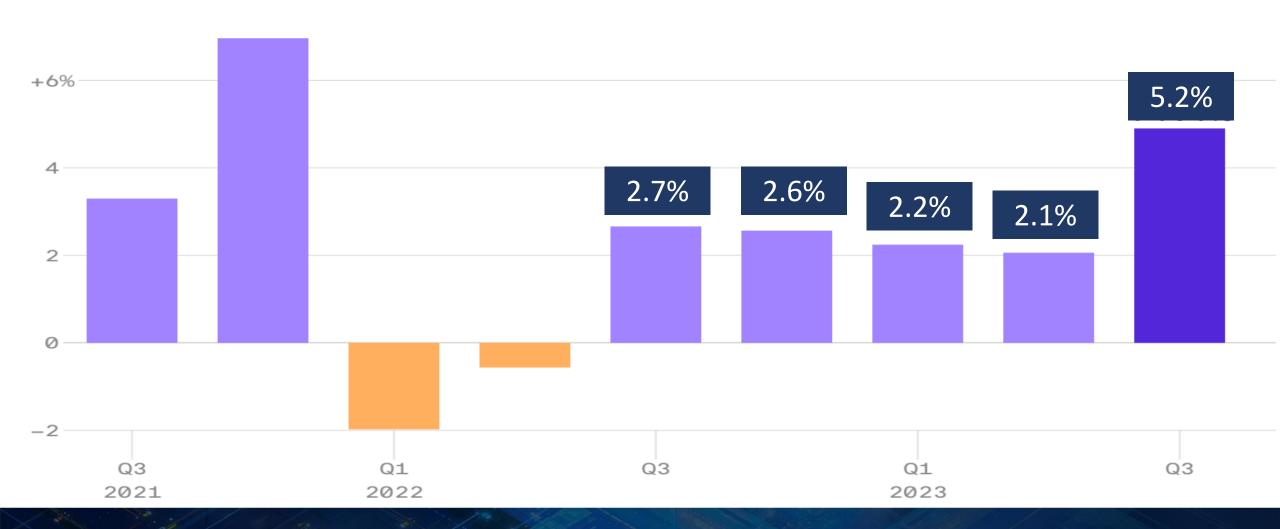
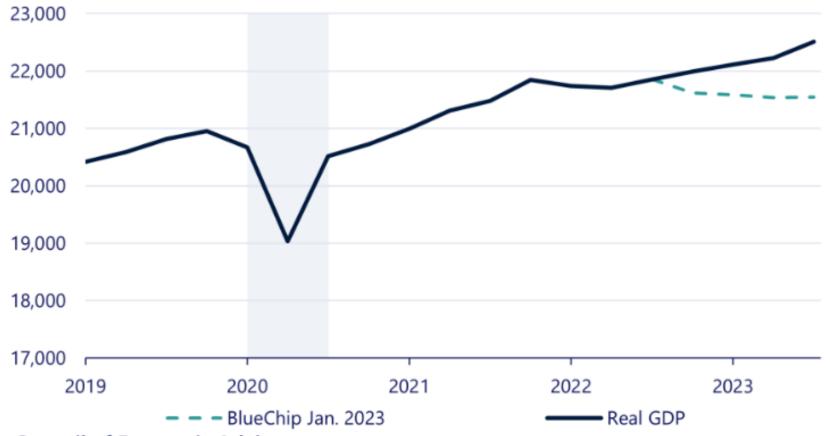




Figure 1. Real GDP Growth: Actual and Expected

Billions of 2017 dollars



#### **Council of Economic Advisers**

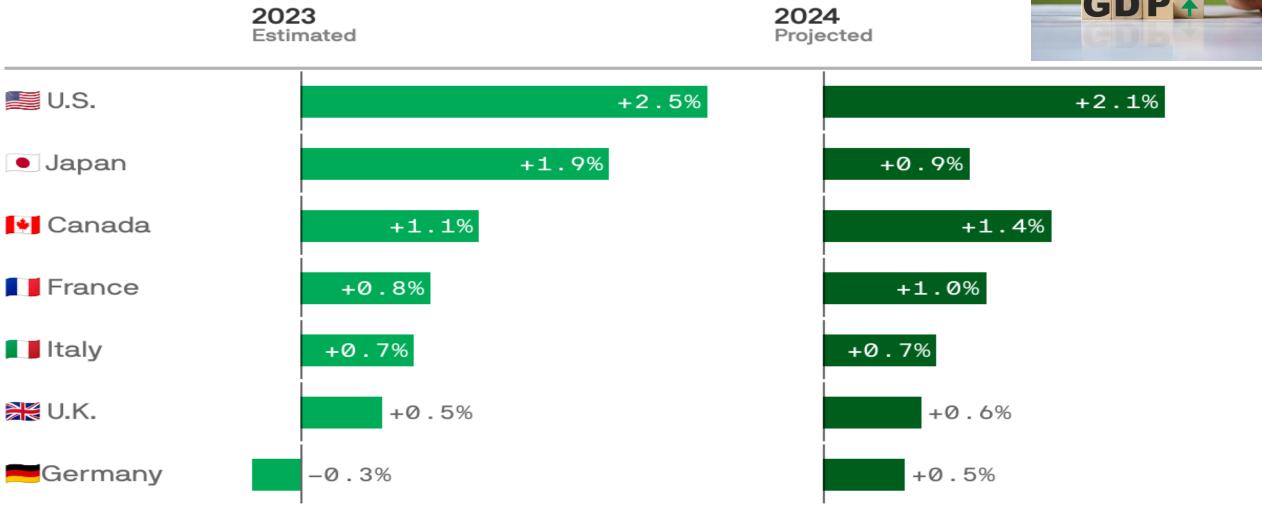
Sources: Bureau of Economic Analysis; Bureau of Labor Statistics; Congressional Budget Office; CEA calculations.

Note: All values are seasonally adjusted. Shading indicates recession period.



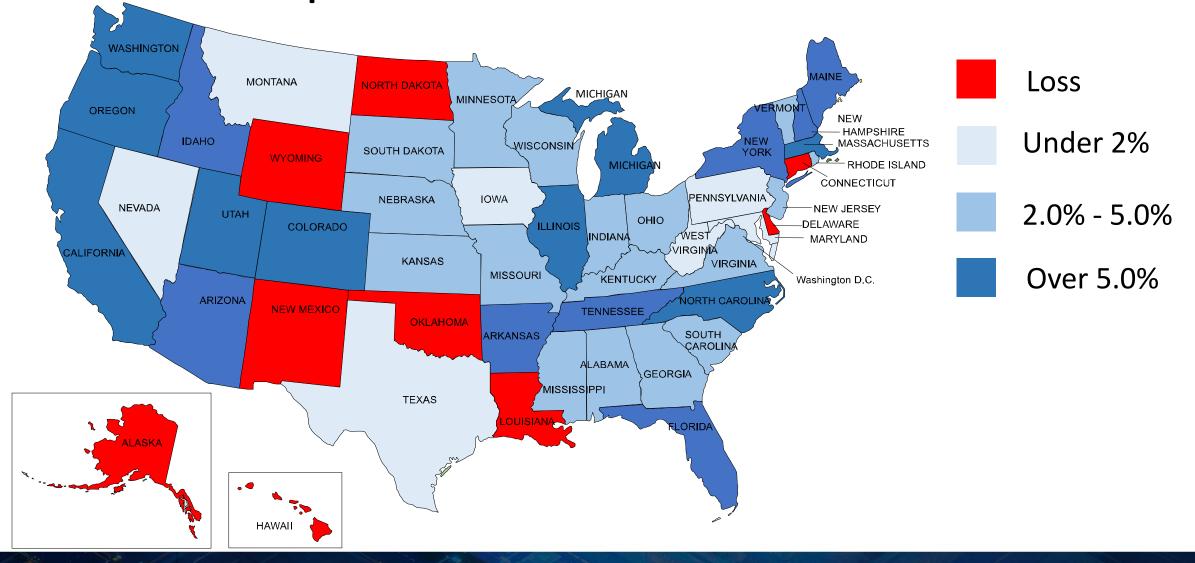
## GDP growth among G7 nations





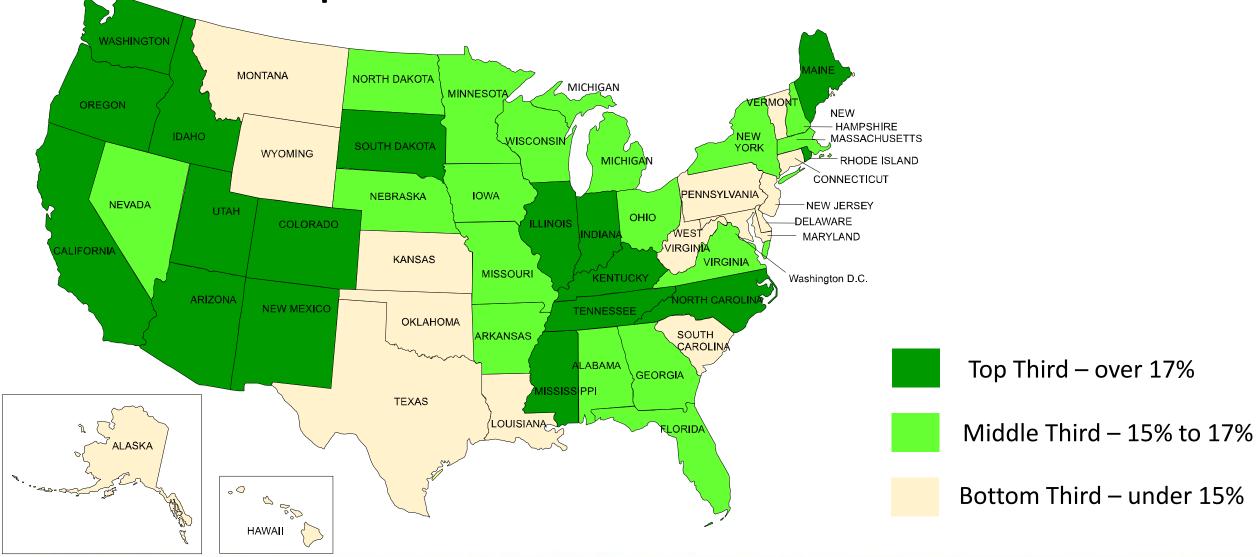


## GDP Per Capita Three Year % Growth 2019 - 2022





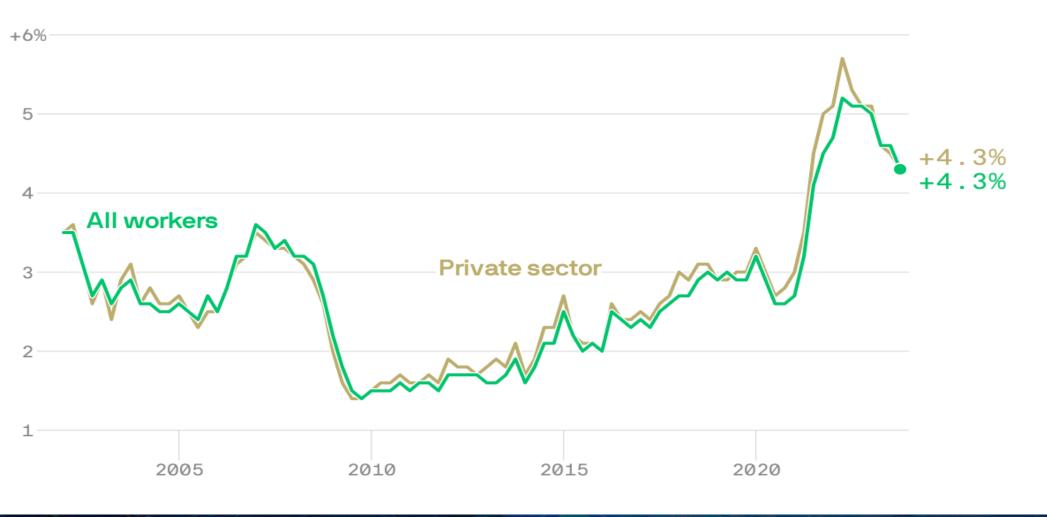
## Per Capita Personal Income 2019-2022





## Year-over-year change in wages and salaries

Employment Cost Index; Quarterly; Q1 2002 to Q4 2023







Since 2015, as labor markets have tightened, wages for manual labor have increase dramatically.





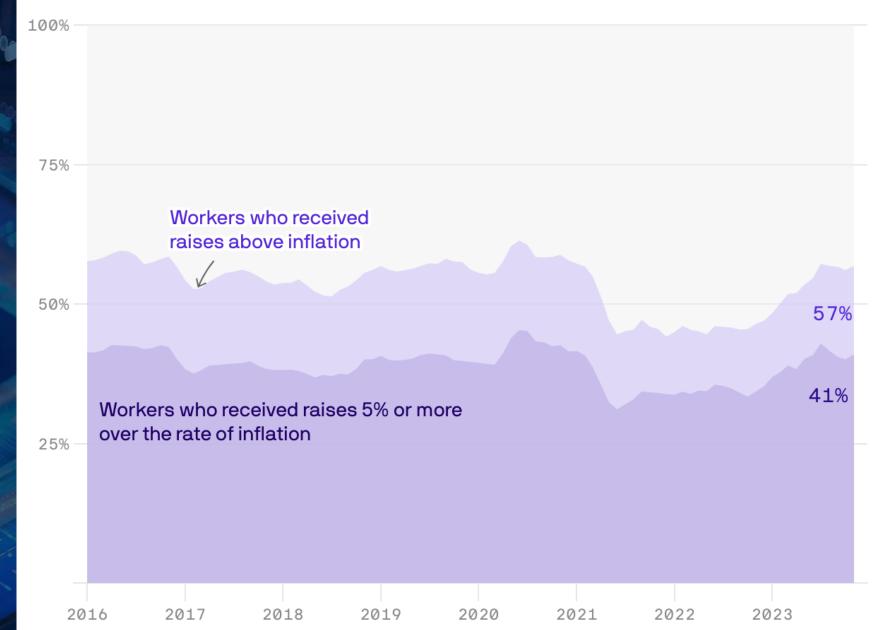
57% of workers are making more money now — after adjusting for inflation — than they were a year ago. 41% of workers have seen a real wage increase of more than 5%.

Data: <u>Center for American Progress</u>; Chart: Danielle Alberti/Axios Visuals



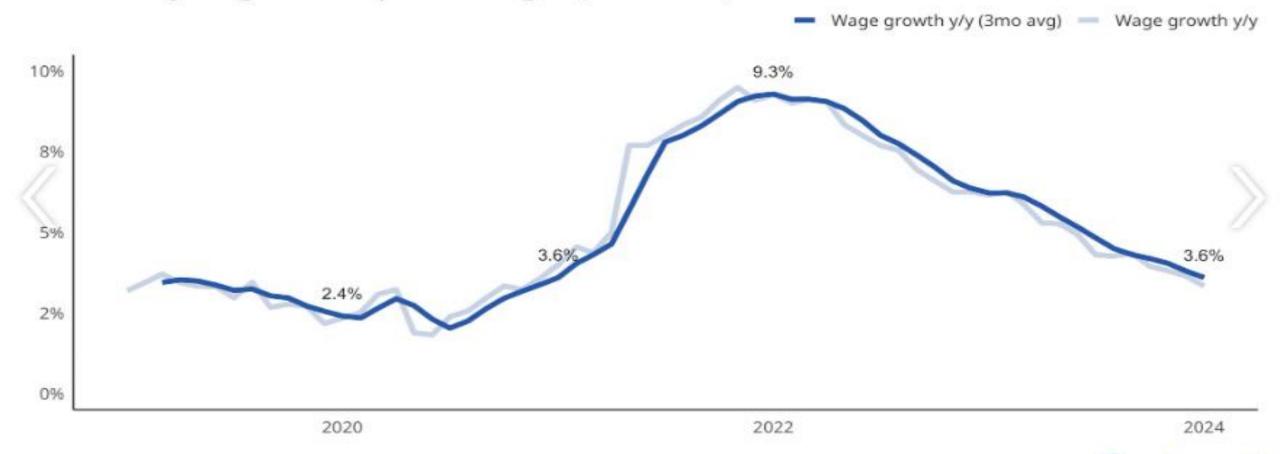
## Share of workers receiving raises above inflation

3-month rolling averages; January 2016 to November 2023



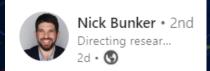
## US posted wages are slowing considerably

Year-over-year growth in posted wages, Jan 2019 - Jan 2024



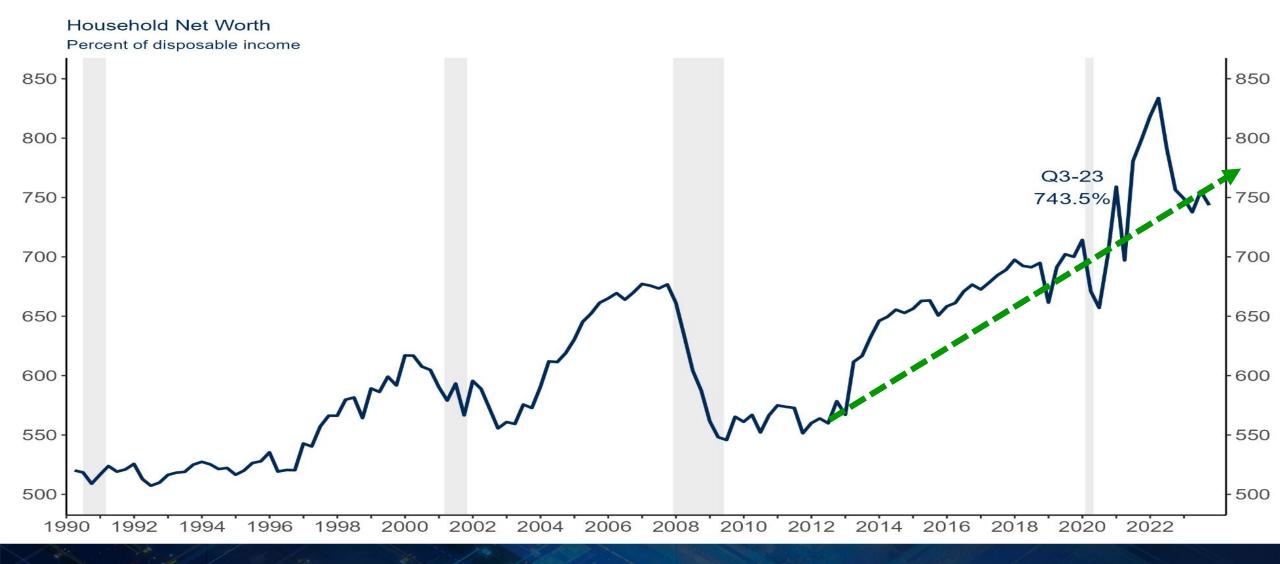
Source: Indeed Wage Tracker





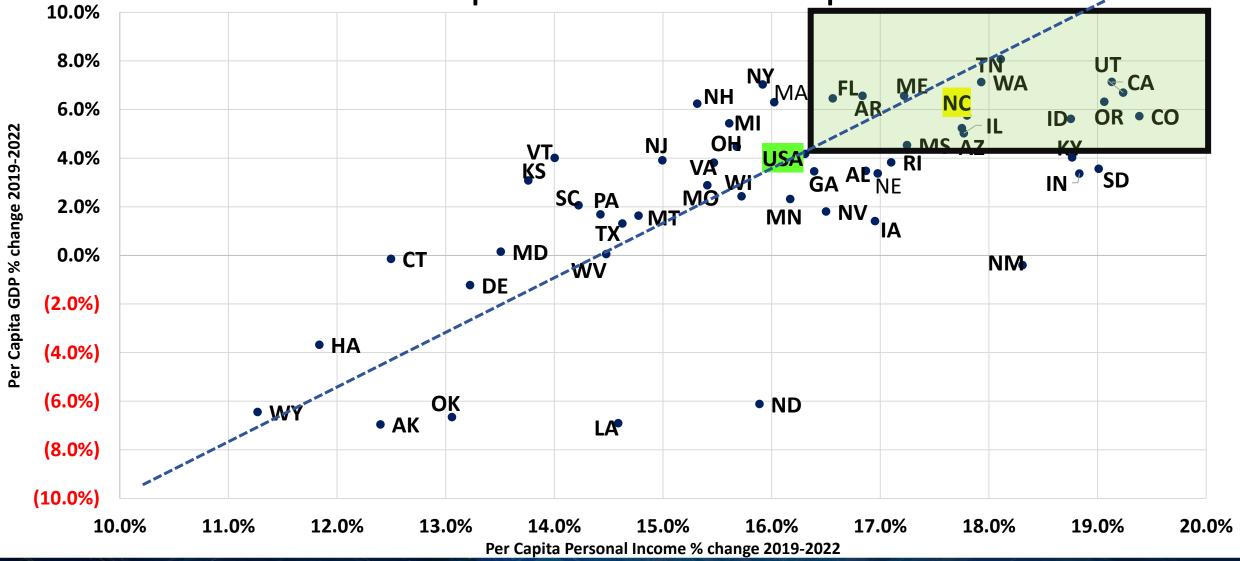


## Household Net Worth





3 Year Growth in Per Capita GDP vs Per Capita Personal Income





## Consumer Spending and Income





## Consumer Spending and Income



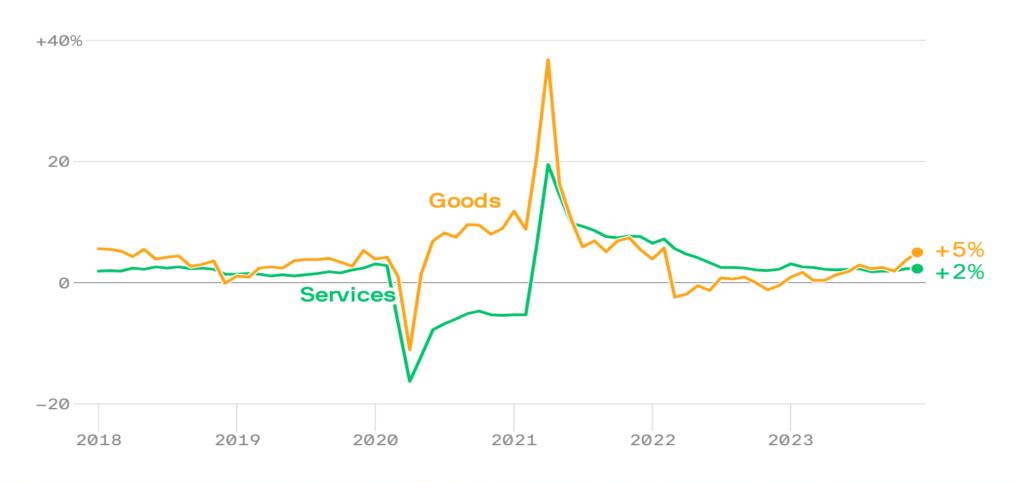


## **Retail Sales**



## Year-over-year percentage change in real consumer spending

Inflation-adjusted personal consumption expenditures; Monthly; January 2018 to December 2023







## Change in U.S. retail sales of select categories, 2022 to 2023

Restaurants and bars

Personal health

Auto shops

Retail and food (total)

Grocery stores

Clothing retailers

Electronics stores

Hobby stores

Department stores

Home improvement

Home furnishing

Gas stations

-11.5

-5.4

-2.7

-3.0

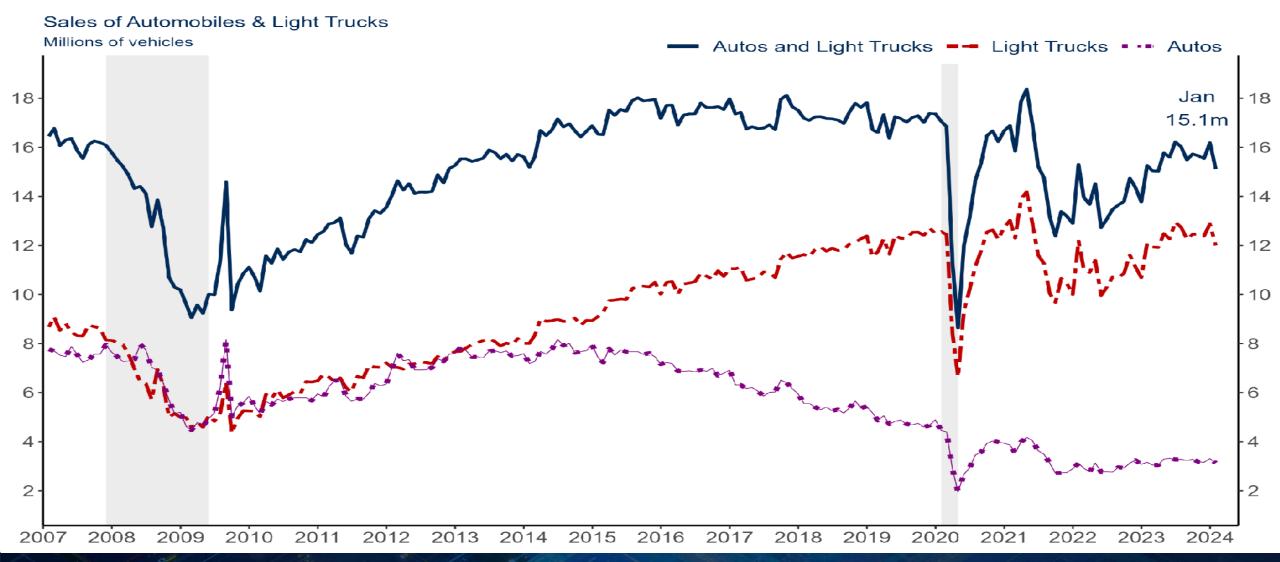








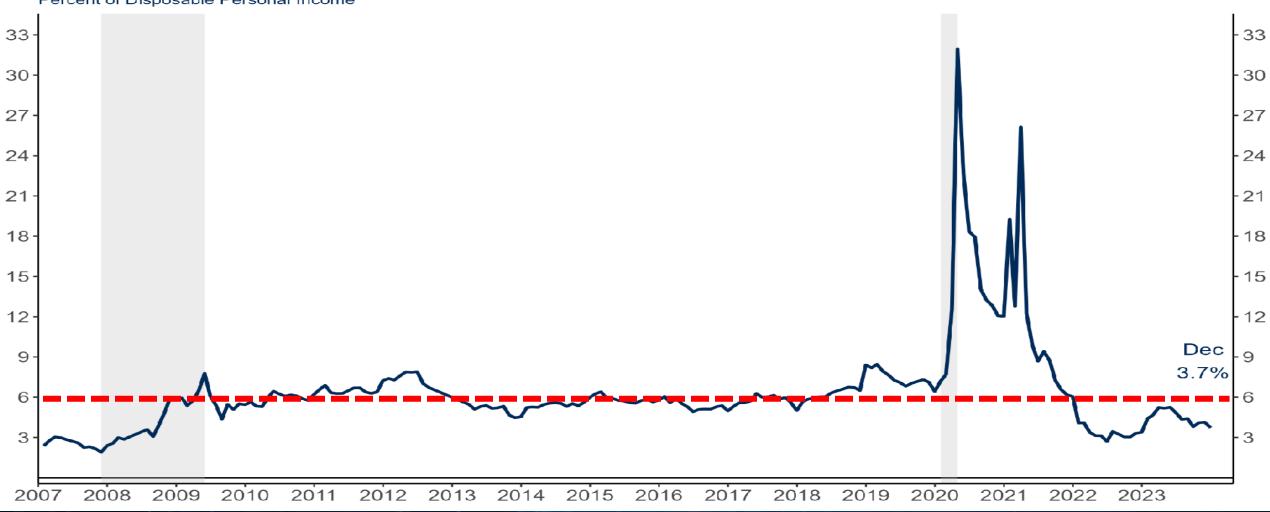
## Sales of Automobiles & Light Trucks





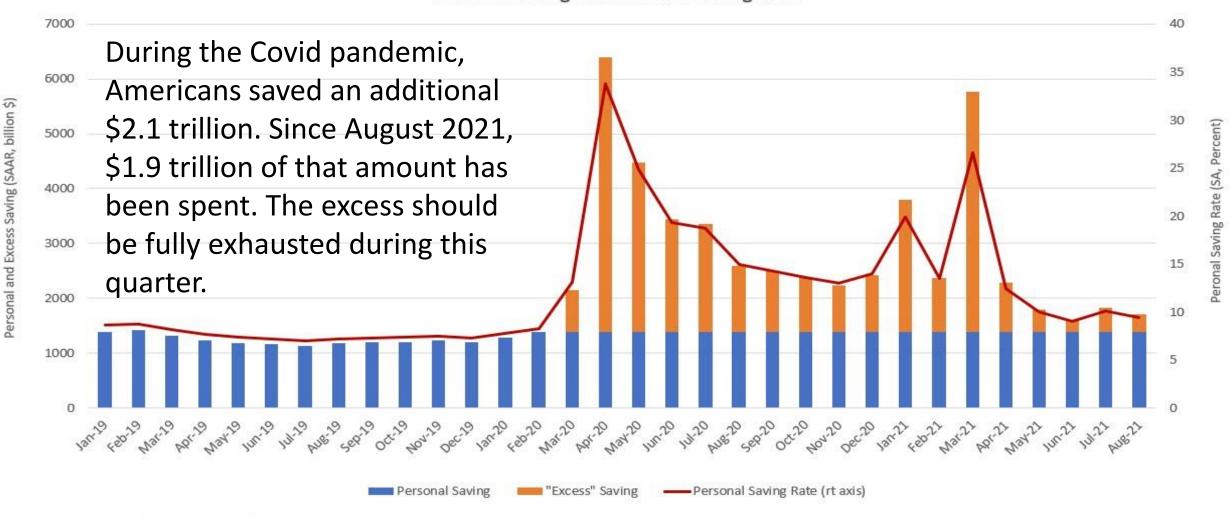
## Personal Saving Rate







#### Personal Saving and Personal Saving Rate

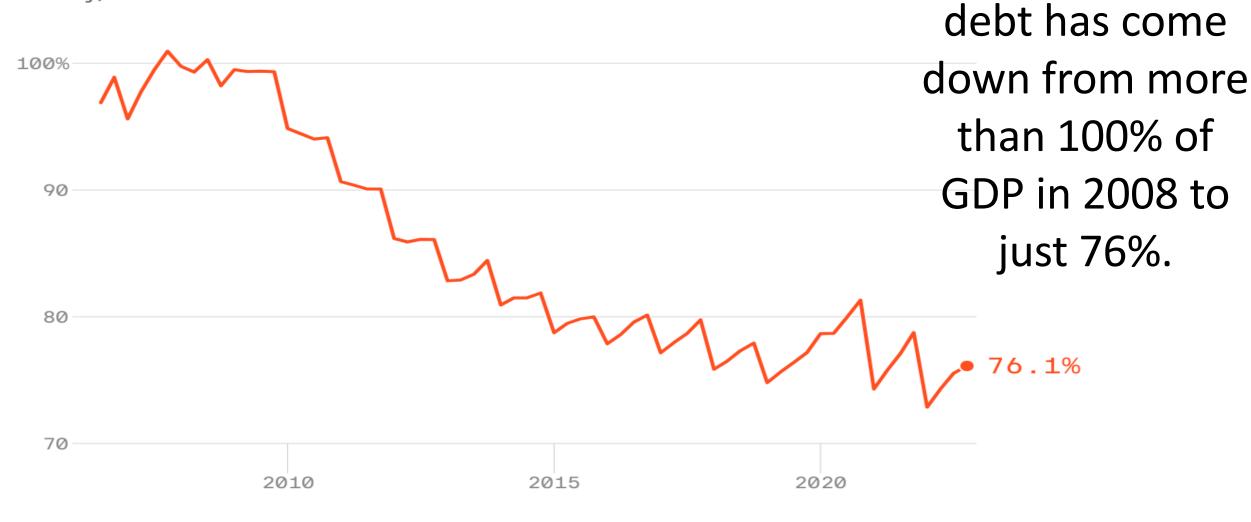


SOURCE: Bureau of Economic Analysis



## U.S. household debt to GDP ratio

Quarterly; Q3 2006 to Q4 2022





U.S. household

## Share of balances transitioned into delinquency, by select loan type

Quarterly; Q1 2003 to Q4 2023 14% 10 Credit card **Auto Ioan** 2005 2010 2015 2020

An annualized 8.5% of credit card balances and 7.7% of auto loan balances moved into delinquency status in the final months of 2023.

Student loans and mortgages delinquency rates are below prepandemic levels.

Data: New York Federal Reserve; Note: Shows share of balances where payments are at least 30 days late; Chart: Axios Visuals



## University of Michigan Index of Consumer Sentiment

Monthly; January 2004 to January 2024



America's economic mood is improving fast: survey





63% of Americans rate their current financial situation as being "good," including 19% of us who say it's "very good."

66% think that 2024 will be better than 2023, and 85% of us feel we could change our personal financial situation for the better this year.

77% of Americans are happy with where they're living —

Axios Vibes survey by The Harris Poll.

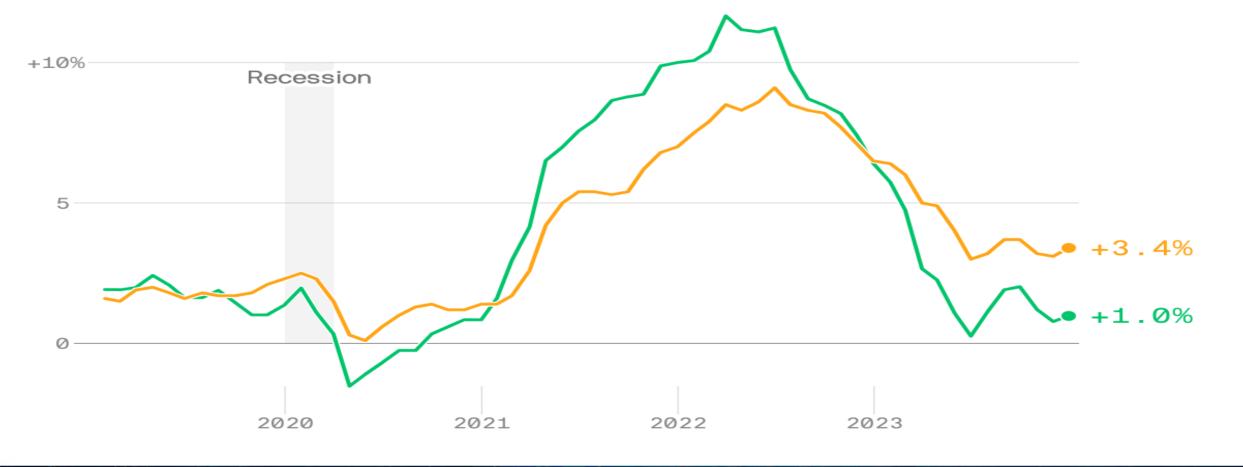




### Year-over-year change in select U.S. price indexes

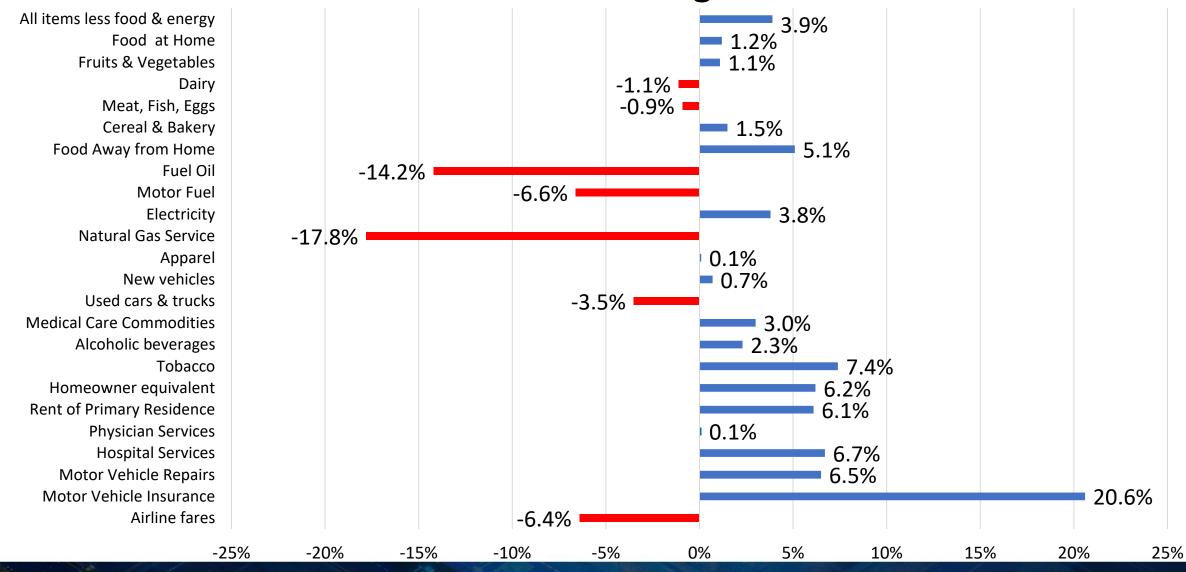
Monthly; January 2019 to December 2023

Consumer Price Index
 Producer Price Index



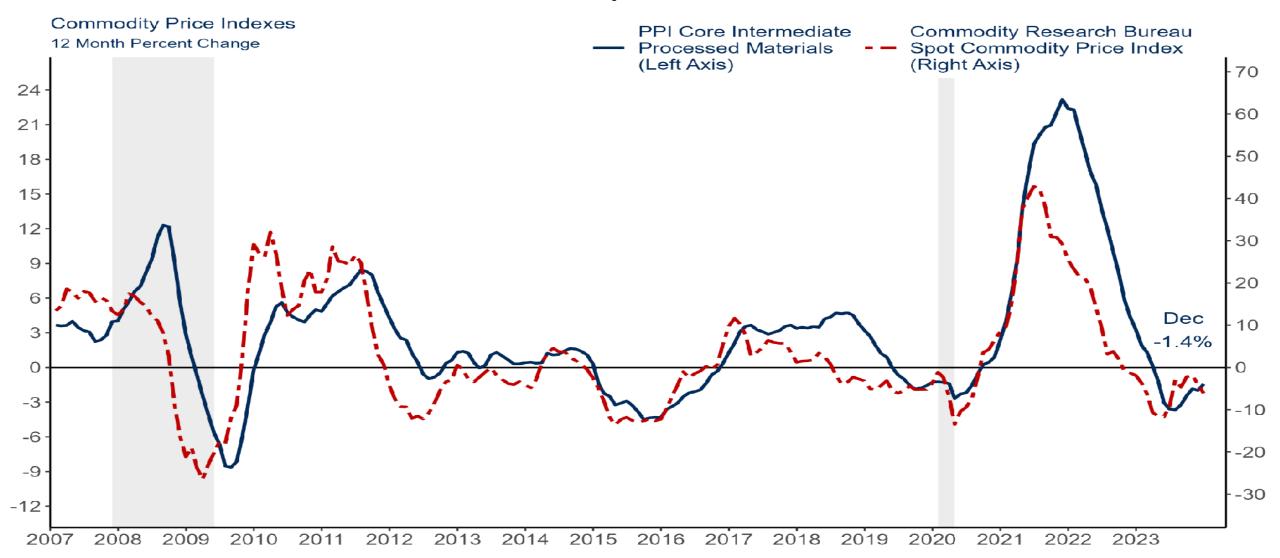


### Consumer Price Index Percent Change Jan 2023 – Jan 2024





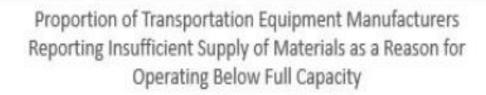
### **Commodity Price Indexes**

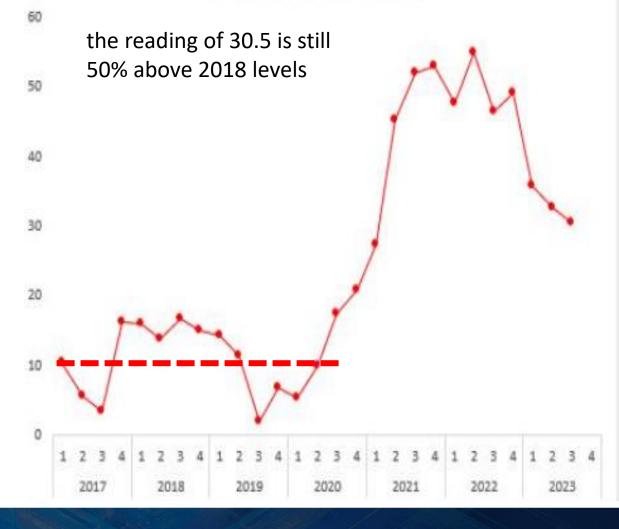






## Michigan State University Supply Chain Constraints Index The proportion of all plants that 500 cite "insufficient supply of materials" or "logistics/transportation constraints" as factors that affect capacity utilization, indexed to 2018 100







The price of sending goods around the world is spiking after six weeks of disruptions in the Red Sea, where Iranbacked Houthi militants are attacking commercial shipping vessels.

About 30% of global container ship volume moves through the Suez Canal, which links the Red Sea with the Mediterranean Sea.

Going around the southern tip of Africa, for example, instead of through the Suez to ship goods to New York, adds 13 to 15 days of travel time.

Spot rates for shipping goods to North America's East Coast are up 52%.

### Average shipping container rates for select routes

Per 40-ft. container; Weekly; Oct. 6, 2023, to Jan. 4, 2024

- Asia - Mediterranean - Asia - N. America East Coast



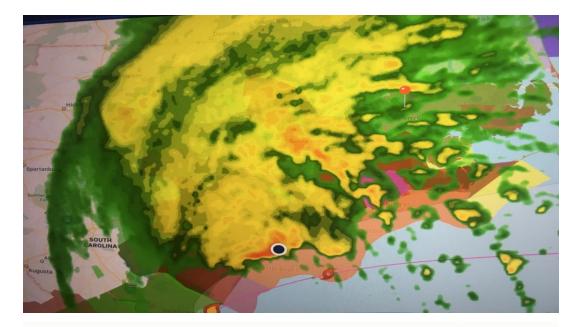


Extreme weather was ranked the No. 1 supply chain risk in 2024, per an annual <u>outlook</u> released this week by Everstream Analytics.

The Panama Canal is experiencing its worst drought since record-keeping began in 1950. Transit levels are lower than pre-expansion.

In the 1980s, the U.S. experienced an inflation-adjusted billion-dollar weather event every four months, the report states.

"Today, a billion-dollar event occurs every three weeks."







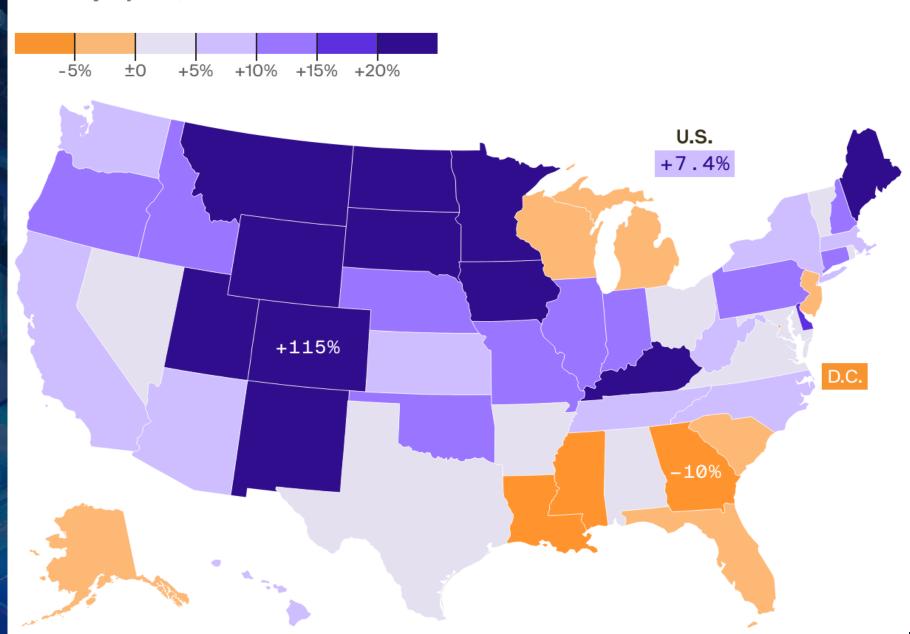
New business applications increased 7.4% nationally between December 2022 and December 2023

Data: Census Bureau; Map: Alice Feng/Axios



### Change in new business applications

Seasonally adjusted; December 2022 to December 2023





Shaded areas indicate U.S. recessions.

Source: Board of Governors of the Federal Reserve System (US)

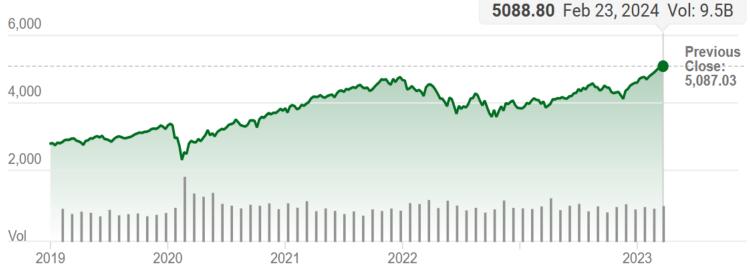
fred.stlouisfed.org





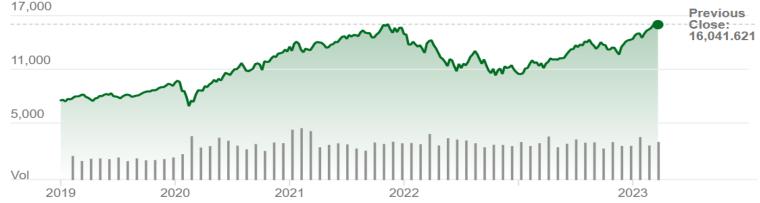
## 5,088.80 USD $_{\blacktriangle}$ +1,118.76 (+28.18%) past year

February 23, 5:14 PM EST · Market Closed



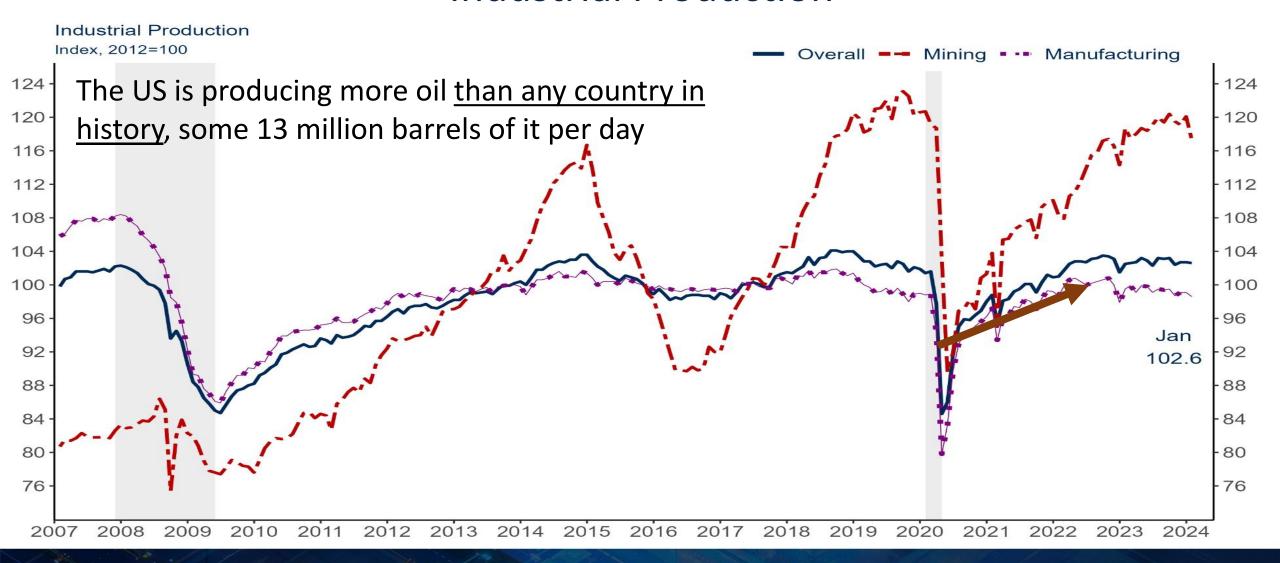
15,996.82 USD  $_{\blacktriangle}$  +4,601.88 (+40.39%) past year

February 23, 5:15 PM EST · Market Closed





### **Industrial Production**





### Manufacturers' New Orders

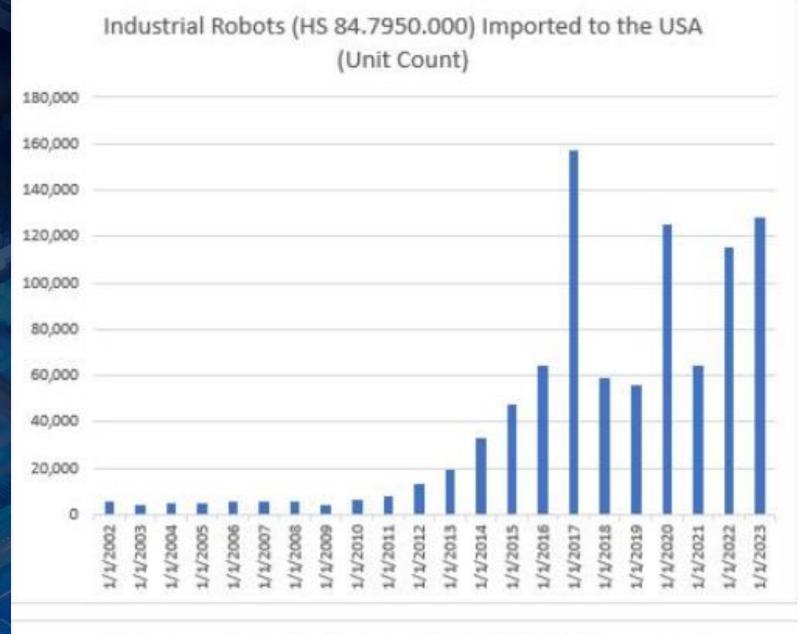




Prior to 2011, that number never crossed 10,000.
However, it took off starting in 2015 (where it almost reached 50,000). 2023 is the second highest year ever, with ~128,000 industrial robots brought into the USA.





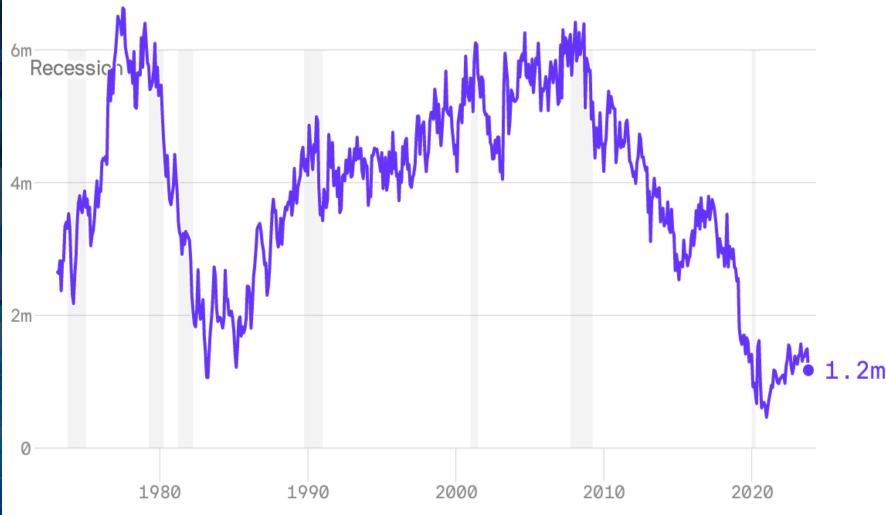


Dollars per Industrial Robots (HS 84.7950.000) Imported to the USA (Customs Import Value/Unit Count)



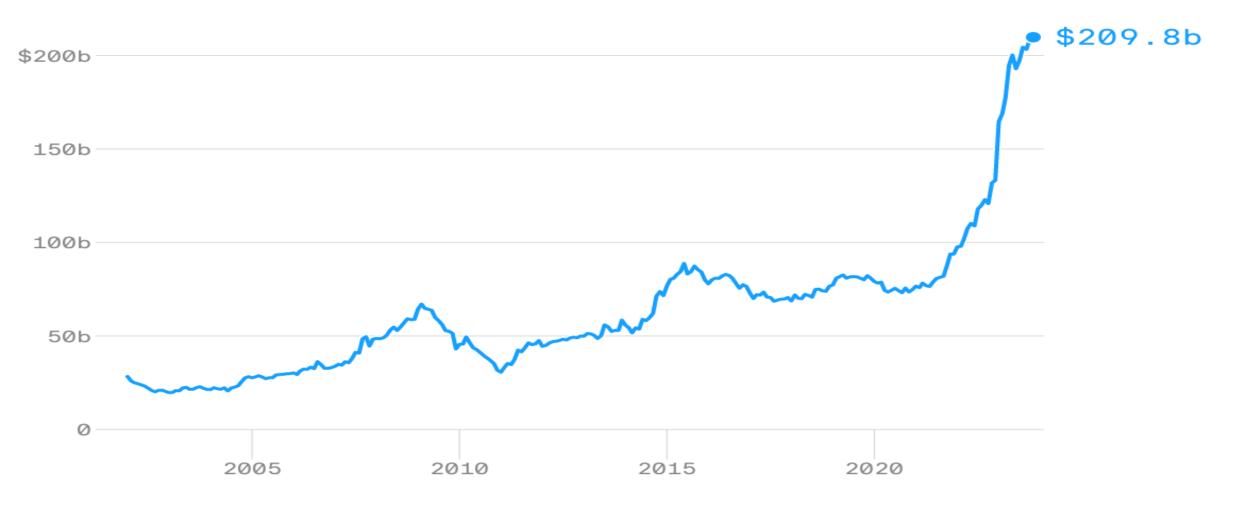
# U.S. imports of petroleum products and crude oil from OPEC countries

Barrels per day; Monthly; January 1973 to October 2023



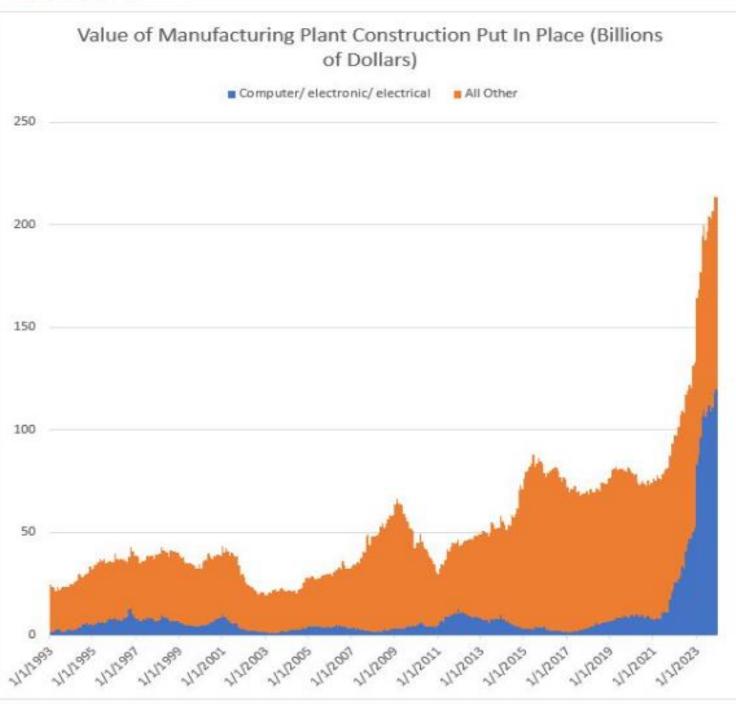
### U.S. manufacturing construction spending

Seasonally adjusted annual rate; Monthly; January 2002 to November 2023

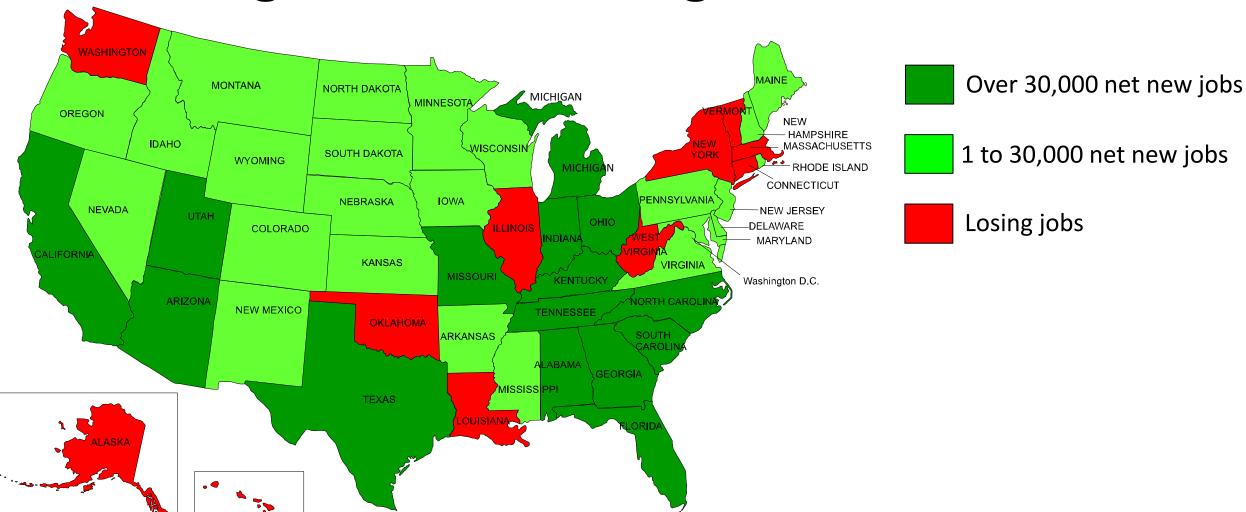








## Change Manufacturing Jobs 2013-2023





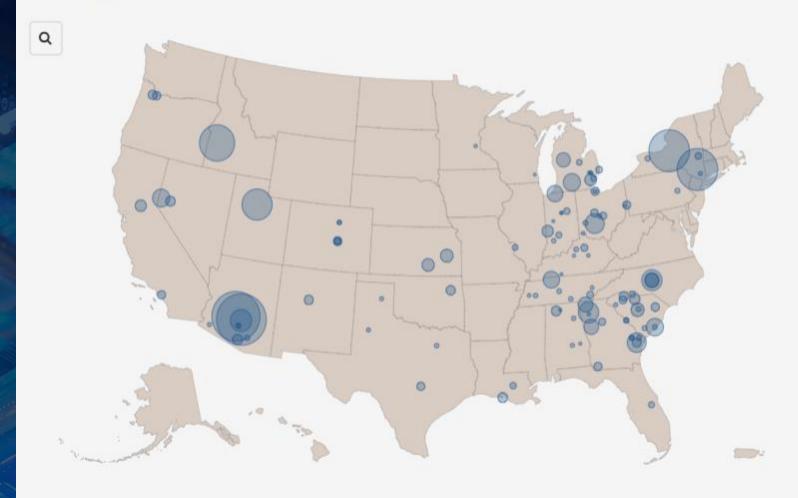
HAWAII

A new age of industrial policy shaped global investment decisions in 2023. At least \$224bn worth of manufacturing projects were announced in the US since Washington DC passed landmark legislation focused on clean energy and strategic industries.



Location and size of announced projects of at least \$100mn







Source: FT analysis of company and state press releases and data from fDi Markets, Rystad Energy, Semiconductor Industry Association, S&P Global Market Intelligence, Wood Mackenzie, <u>US Census Bureau</u>, <u>summitpost.org</u>



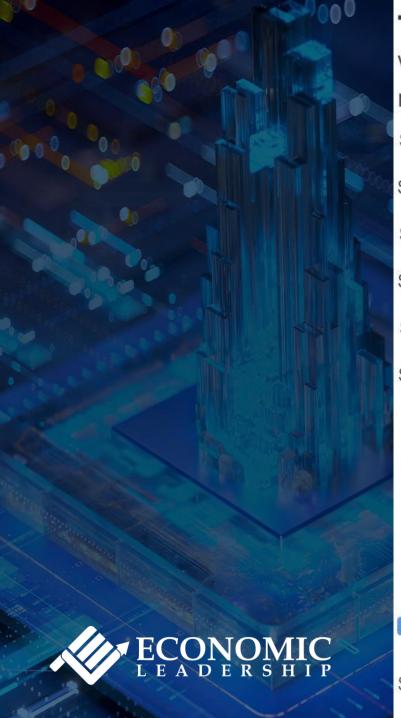
## Top 10 Manufacturing

States 2023

- 1) Utah
- 2) North Carolina
- 3) Tennessee
- 4) Idaho
- 5) Texas
- 6) Florida
- 7) Virginia
- 8) Kentucky
- 9) Arizona
- 10) Georgia

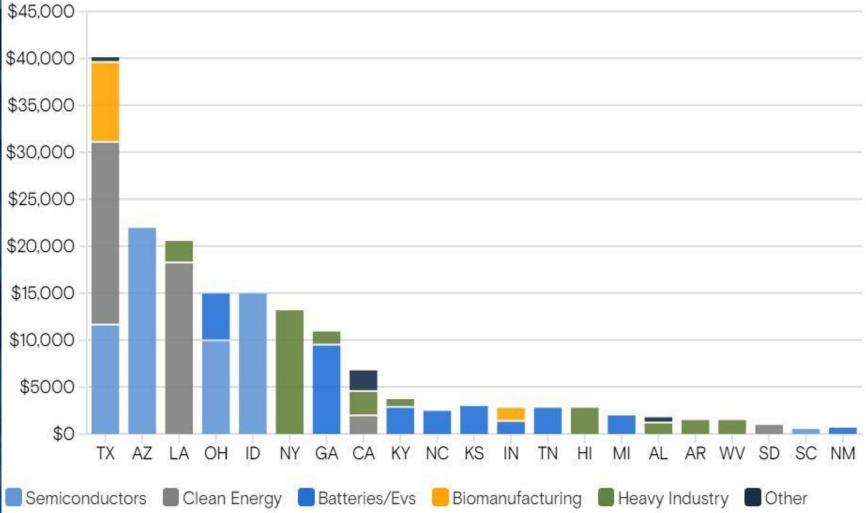


	2023 OVERALL STATE	BUSINESS		INFRA-		ECONOMIC
		CLIMATE	WORKFORCE		INNOVATION	
- 1	Utah	3				8
			2	3	11 6	
	North Carolina	1	3T	18		19
	Tennessee	6T	20	22	19	7
	Idaho –	5	21	12	15T	21
	Texas	20	26	6	7	16
	Florida	9	15	14	12	26
	Virginia	6T	6	7	34	35
	Kentucky	15T	24	9	40	1
	Arizona	12	27	27T	13	11
	Georgia	24T	13	13	15T	30T
	Nebraska	17	5	24	33	18
	New Hampshire	29	3T	33	21	13T
	Indiana	14	7	41	35	5
	Colorado	27	1	50	3	28
	South Dakota	2	18	5	44	40
	Washington	31T	8	49	1	22
	Michigan	15T	34	40	20	2
	North Dakota	8	19	1	47	39
	Wisconsin	34	11T	34T	27T	10
20	Kansas	35	30	8	32	13T
21	New Jersey	49	11T	23	8	29
	Iowa	43	14	19	43	3T
23T	Wyoming	4	23	27T	36T	34
23T	Ohio	18	28	36	25	17
	Oregon	36T	46	25T	4	13T
26	California	50	25	42T	2	6
27	Maryland	38	17	10	15T	46
	Missouri	10	40	39	14	24T
29	Mississippi	13	45	17	42	11
30T	Connecticut	33	10	37	23	30T
30T	New Mexico	21	47	2	18	45
32	Vermont	39	16	11	27T	42
	Alabama	26	39	27T	36T	9
	Massachusetts	40	9	48	5	36
	South Carolina	19	37T	34T	29	20
	Pennsylvania	46	31	21	10	32
	Illinois	48	22	45	24	3T
	Montana	22	33	4	36T	48
	Minnesota	47	32	16	26	27
	Delaware	28	29	32	30	37
	Oklahoma	11	43	20	41	43
	New York	44T	37T	30T	9	41
	Arkansas	23	Δ1	30T	45	23
	Maine	36T	44	38	22	24T
	Nevada	24T	36	47	31	38
					50	44
	West Virginia	31T	50 25	15		
	Rhode Island	41	35	44 42T	38	47
	Hawaii	30	42	42T	49	49
	Alaska	42	49	25T	46	50
50	Louisiana	44T	48	46	48	33
			top 15			bottom 15



### Texas leads the surge of new manufacturing projects

Value of mega projects breaking ground across US states and by sector (\$ million), 2021-2023



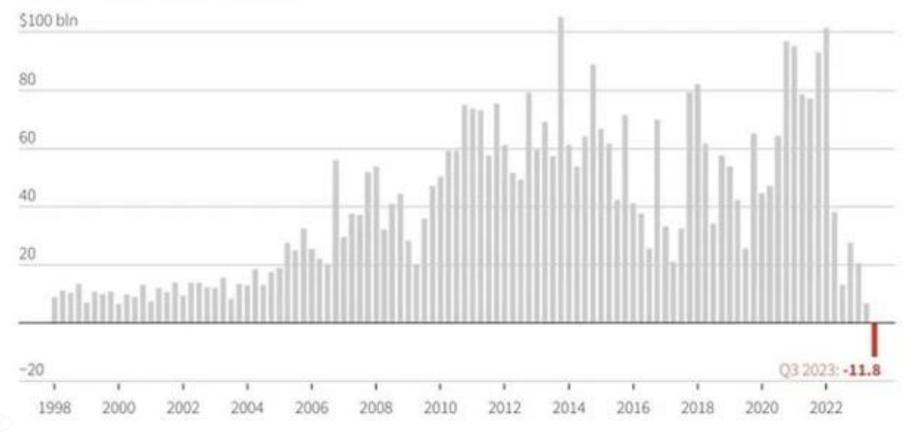
Source: Dodge Data and Analytics, Goldman Sachs Research



### China records first ever foreign direct investment deficit

Direct investment liabilities - a broad measure of FDI that includes foreign companies' retained earnings in China - recorded a deficit during the July-September period, according to preliminary BoP data.

#### Quarterly direct investment liabilities



Source: Balance of Payments data; State Administration of Foreign Exchange | Reuters, Nov. 24, 2023





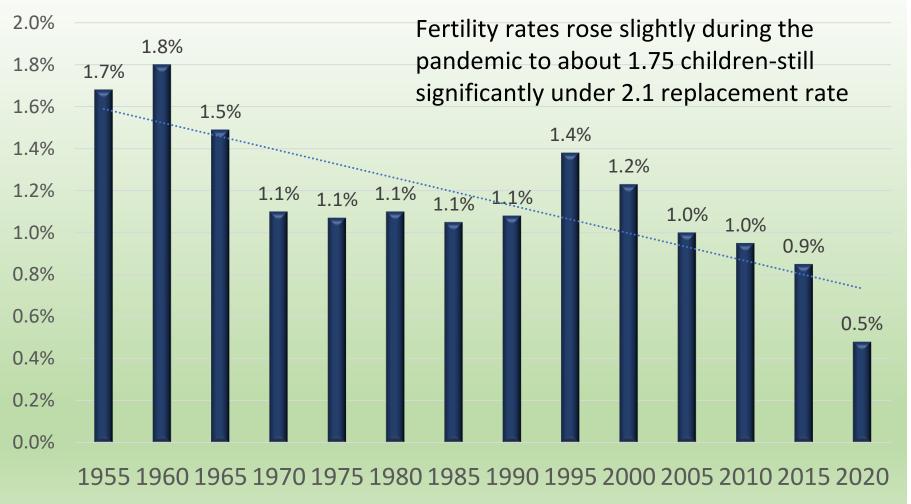
### Top Site Selection Issues 2023

- 1-Availability of Skilled Labor
- 1-Energy Availability
- 3-Labor Costs (tie)
- 3-Proximity to Major Markets
- 3-State and Local Incentives
- 6-Energy Costs
- 7-Highway Accessibility
- 7-Proximity to Suppliers
- 7-Availability of Land
- 10-Expedited/Fast-tracked Permitting
- **10-Construction Costs**





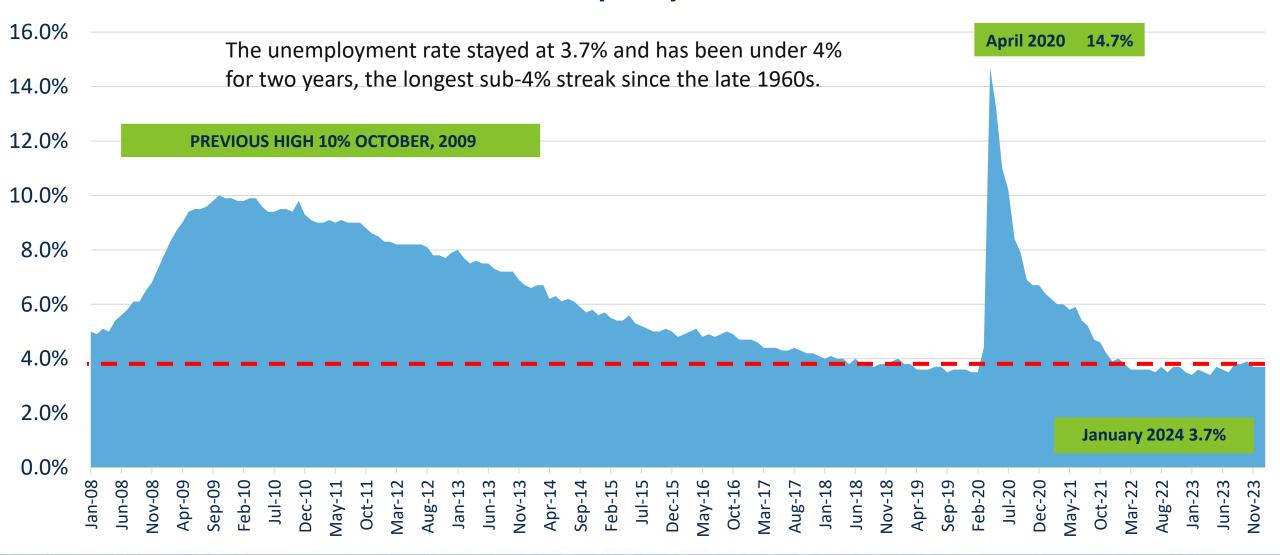
### 1960 US Fertility Rate is 3.7 children. In 2020 it was 1.6 children.





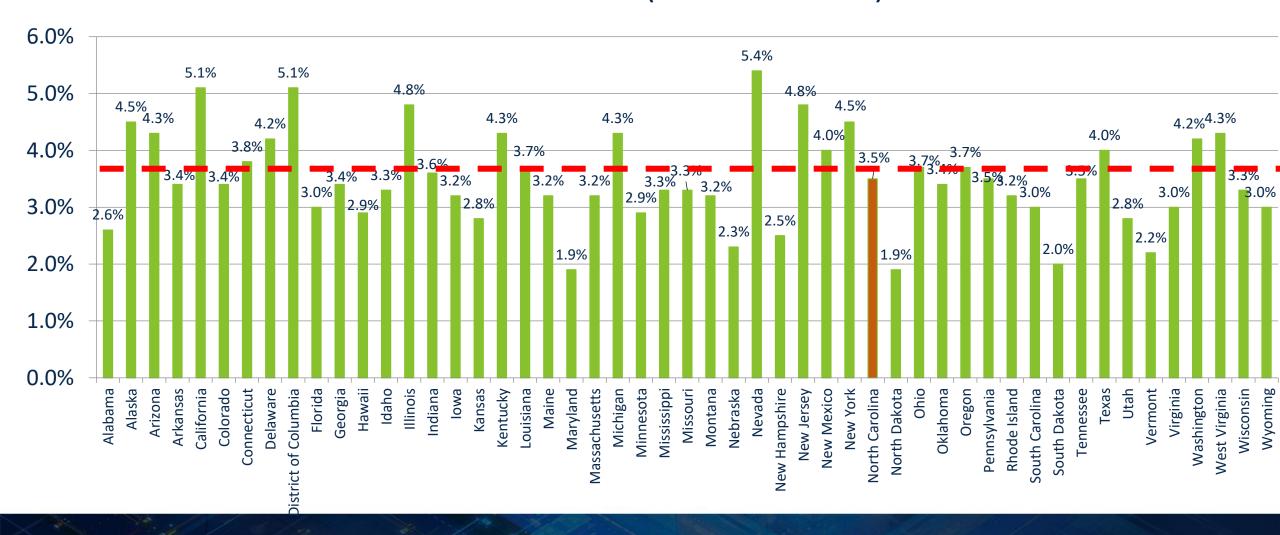


### U.S. Unemployment Rate



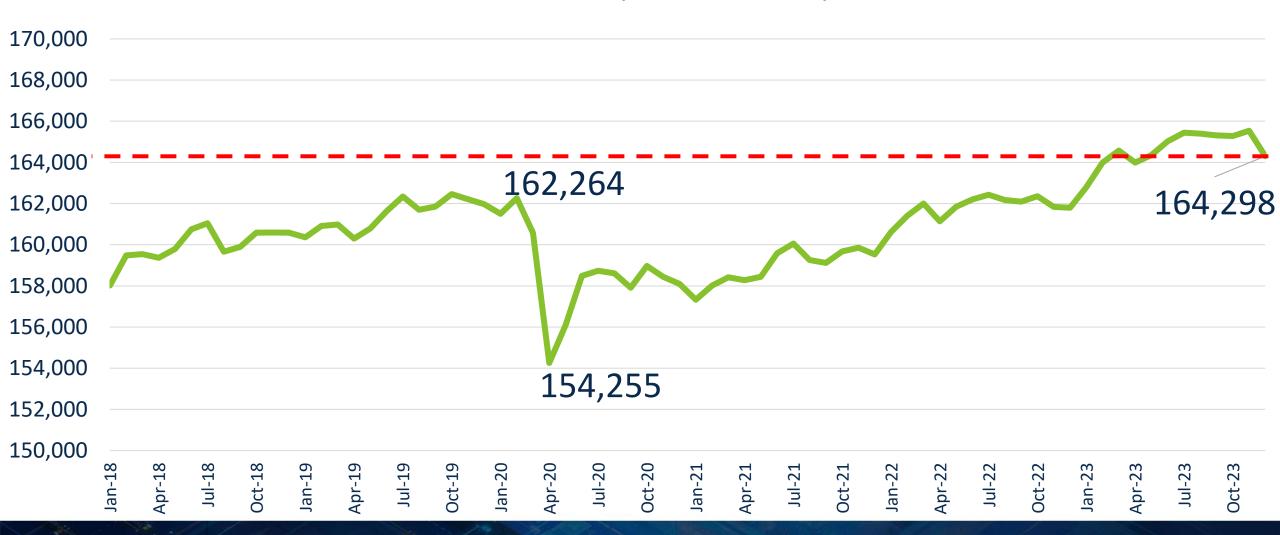


# All States Unemployment Rate December 2023 (U.S. Rate 3.7%)



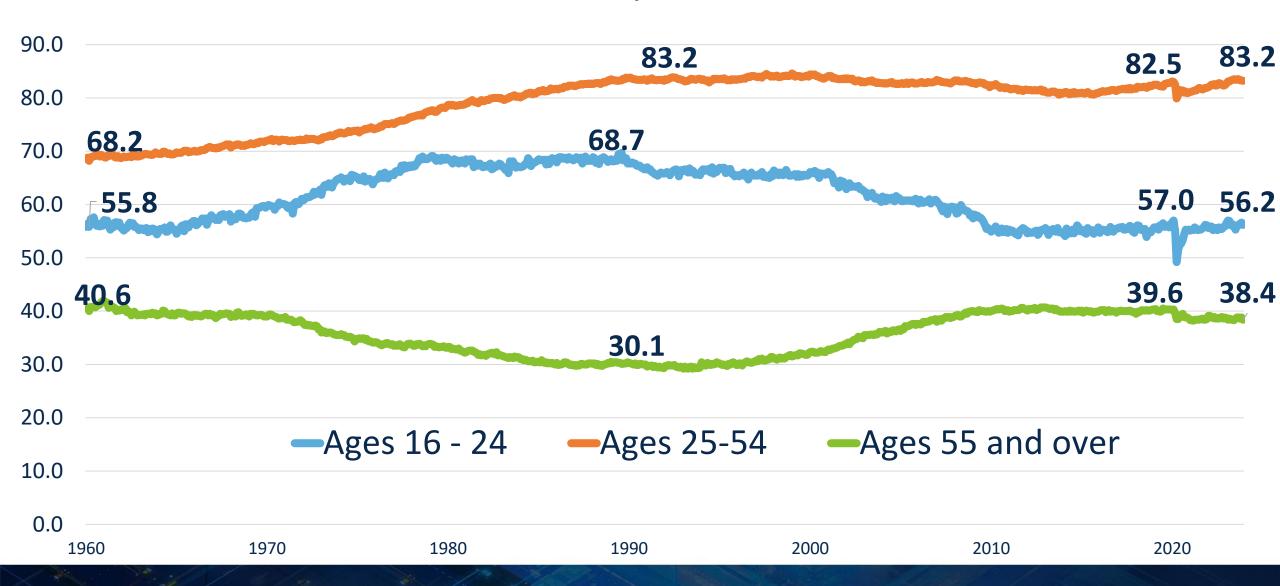


U.S. Labor Force 18 & older (in thousands)



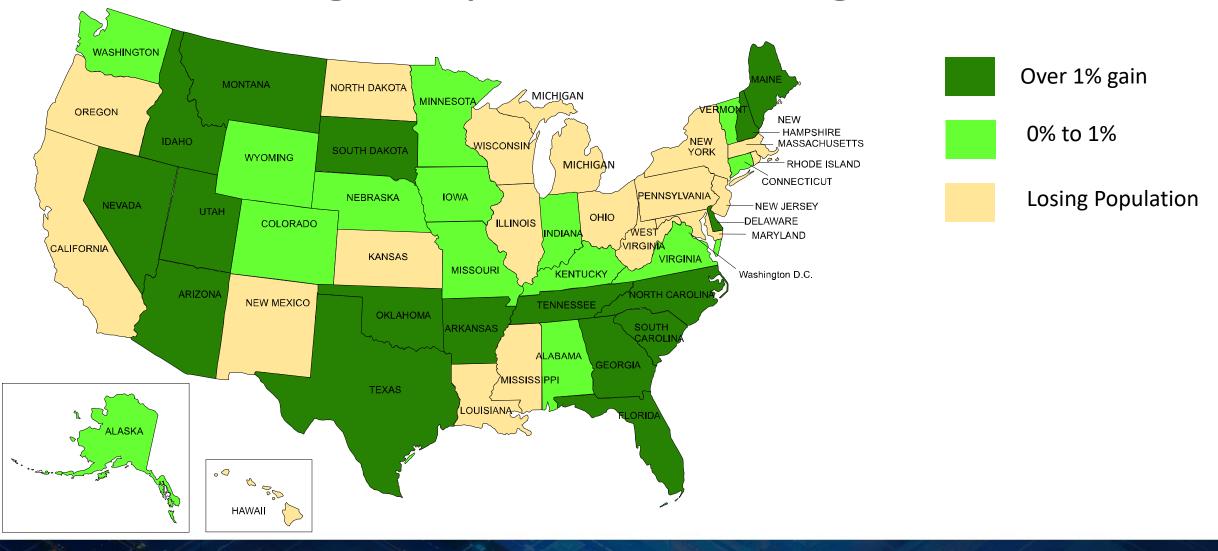


### U.S. Labor Force Participation Rate 1960 - 2023



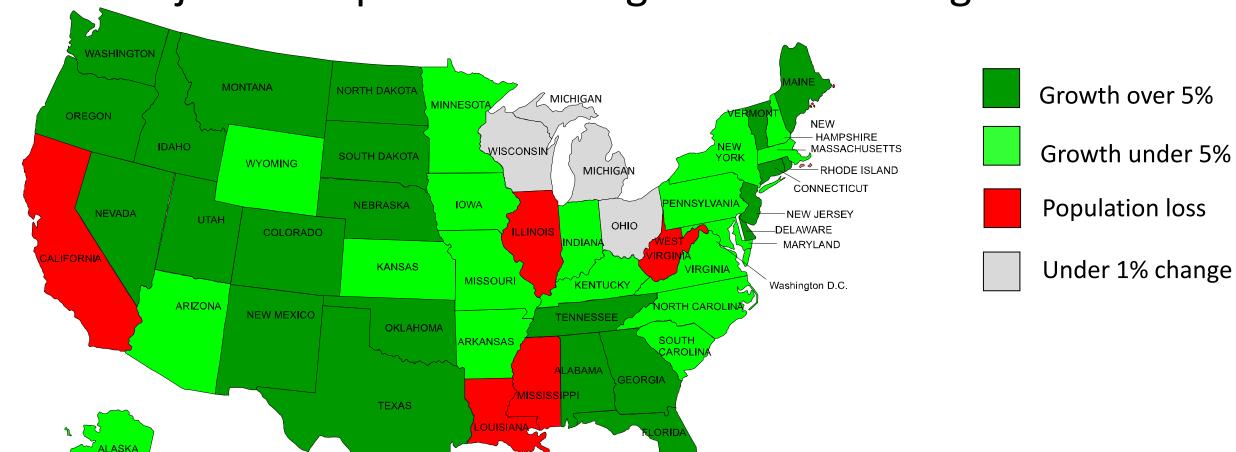


## Percentage Population Change 2020-2022

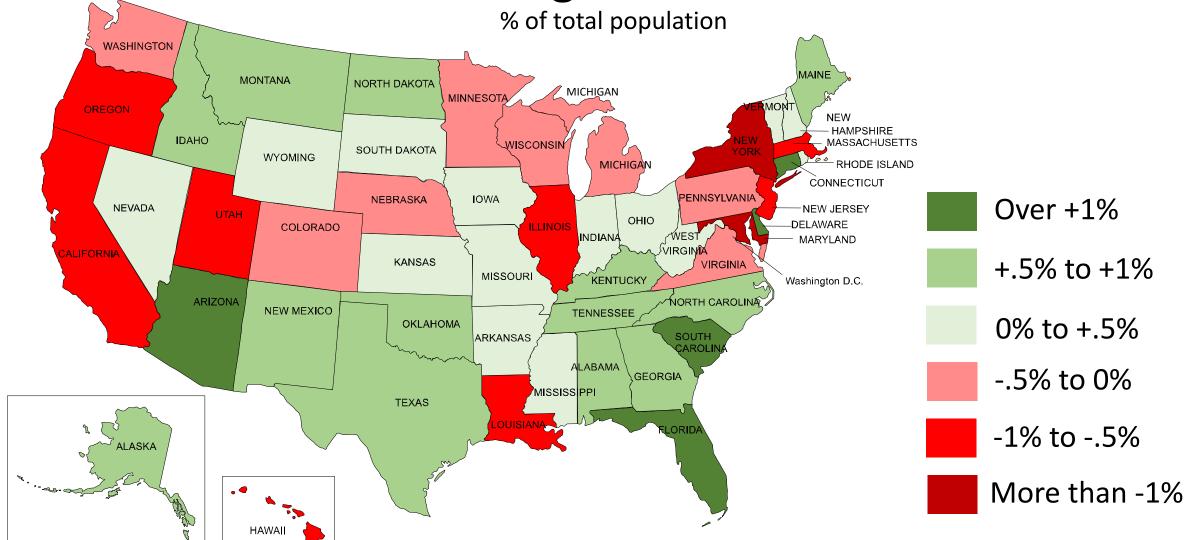




### Projected Population Change 2022–2032 Ages 25-64

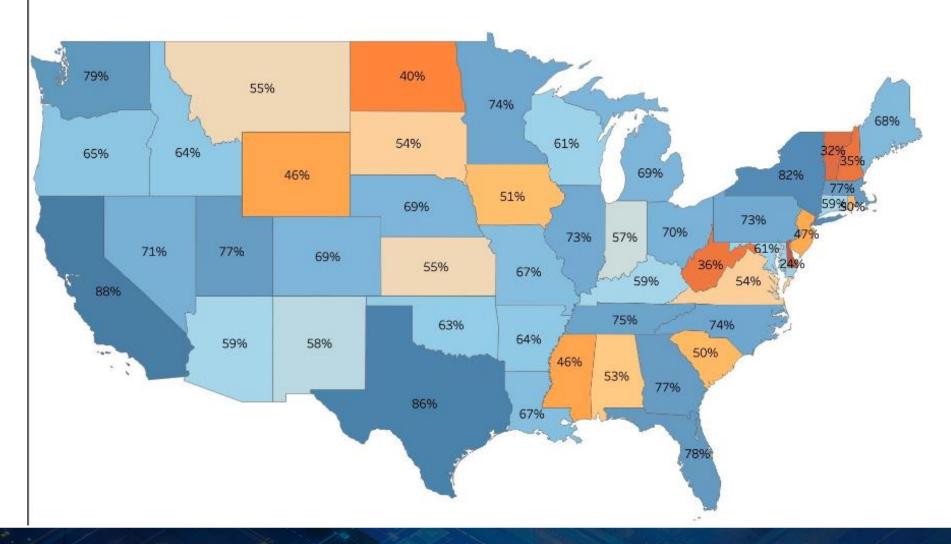


### Net Migration 2022





Share of graduates who remained in their state after graduating from a Public university (2012-2022)







# Chief Human Resource Officers Confidence Index 4<sup>th</sup> Quarter 2023

- Percentage expecting hiring in the next 6
   months 38% 3Q 2023, 44% 4Q 2023
- Only 19% expect to decrease hiring, down from 28% in 3Q

# **But...Confidence Down Slightly...Concerns About Retention & Engagement**

- ✓ 75% Plan to Strengthen the Employee Experience
- ✓ 70% Plan to Strengthen Engagement
- √ 80% Say Employee Retention Top Priority
- ✓ Only 10% Say They Plan to Bring People Back to Office Fulltime

### Real Estate Headwinds

Construction labor availability

Labor costs

Material costs

Land costs

Interest rates

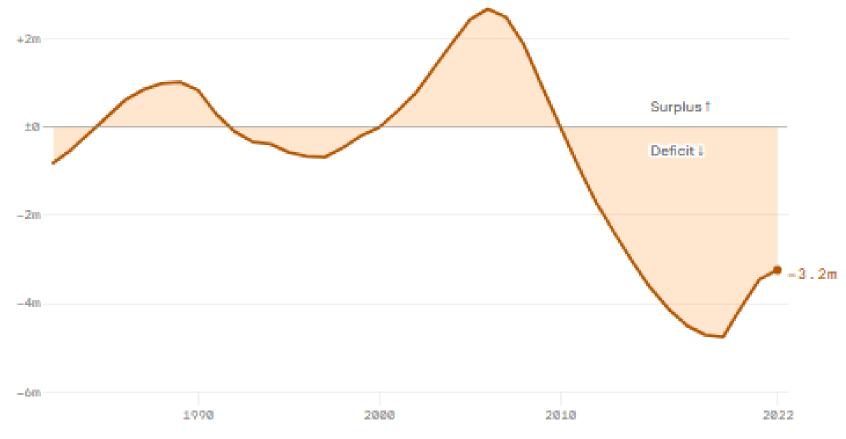
Bank leading criteria





#### Existing housing units relative to population demand in the U.S.

Annually; 1982-2022



Data: Hines analysis of Census Bureau and Moody's data; Note: Population demand is a theoretical housing demand metric based on long-term household formation and homeownership rates by age cohort; Chart: Axios Visuals

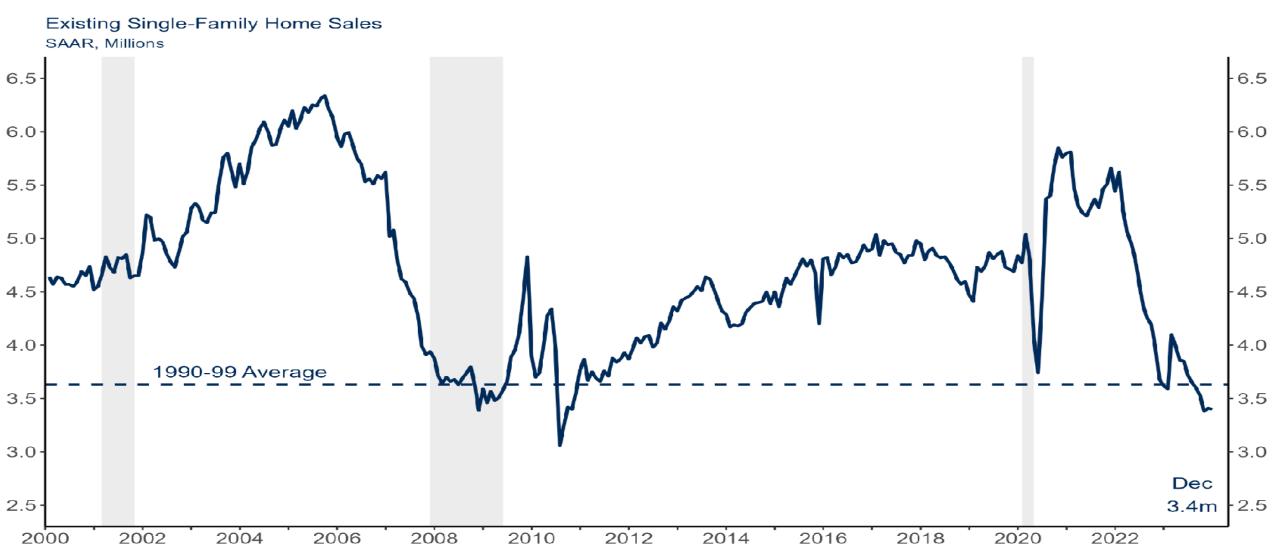


### Private SF Housing Starts & Permits



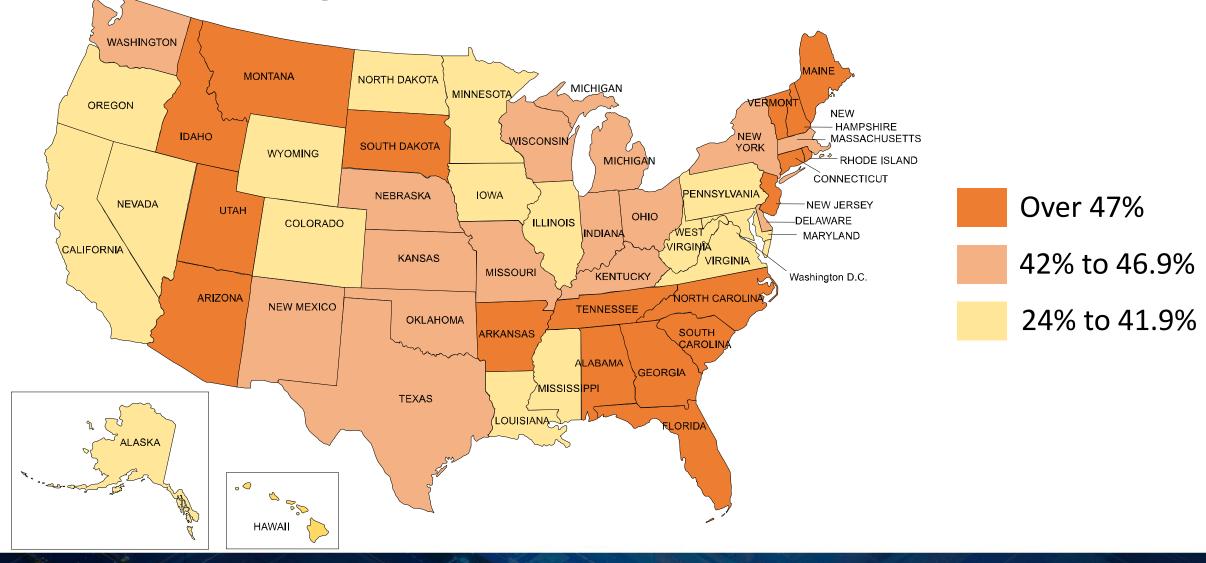


### **Existing Single-Family Home Sales**



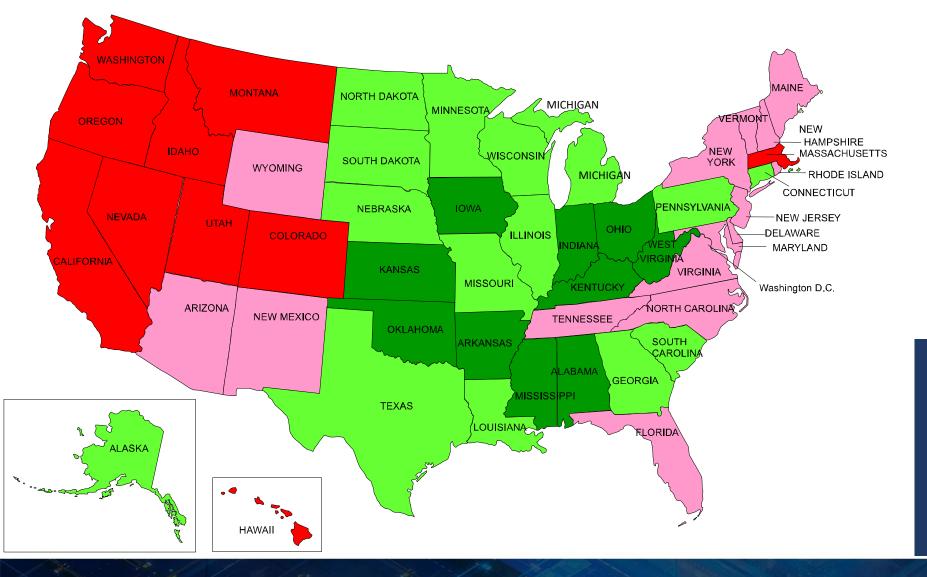


## Housing Price Increase 2020Q1 to 2023Q3





### Median Household Income as % of Median Home Value



Top 10 - over 31% Most Affordable

24.5% to 30.7%

17.6% to 24.1%

Bottom 10 – under 17.6% Least Affordable

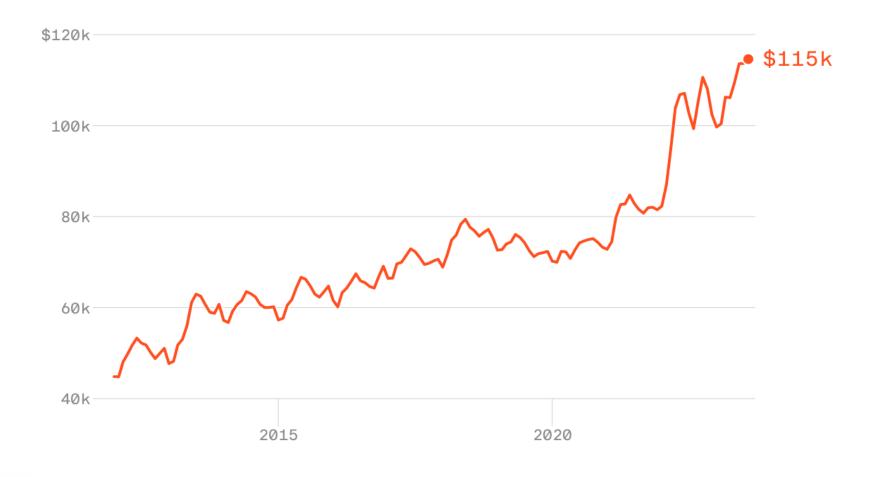
Affordability is based both on the cost of housing and your income





# Annual income needed to afford a median-priced U.S. home

Inflation-adjusted; Monthly, January 2012 to August 2023







#### "Mortgage Rate Lock-In Effect"

85% of mortgage holders are locked in at sub-5%

Year over year sales existing home sales fell 7.3% in 2023

Nationwide only a small uptick is expected in 2024 - but with great regional variance

In November 2023 the median existing home price was **\$387,600** up just 4% from a year earlier

New home starts will likely show some limited growth after 2 years of decline Multifamily starts continue slow

#### 30-Year fixed rate mortgage average

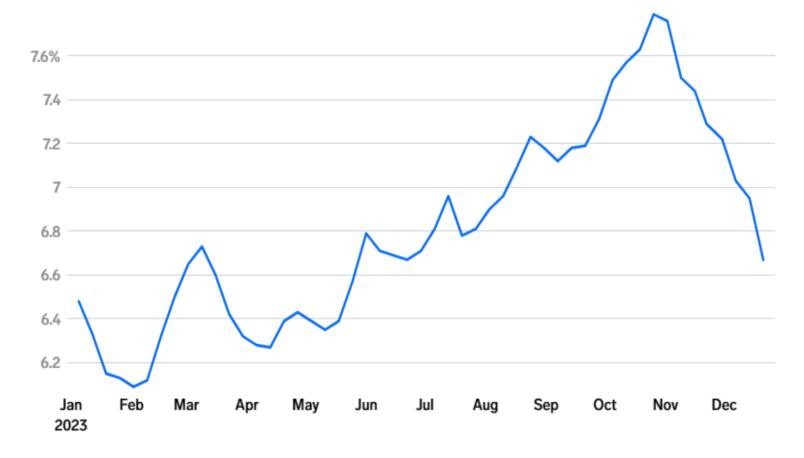


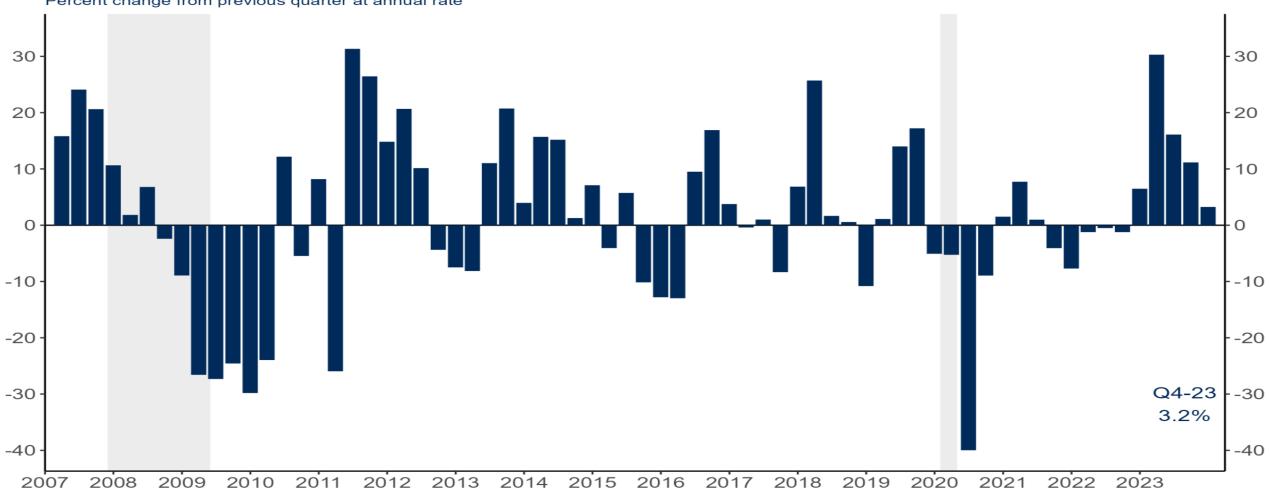
Chart: Noah Sheidlower/Business Insider • Source: Freddie Mac via FRED





#### Real Investment in Nonresidential Structures



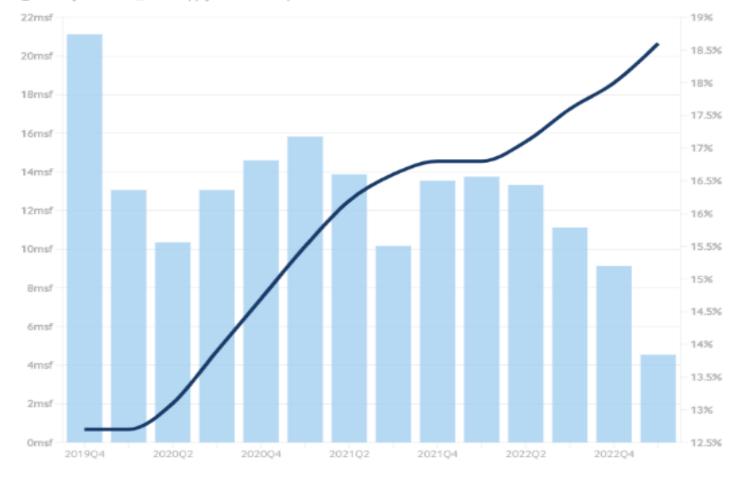




#### Office imbalance

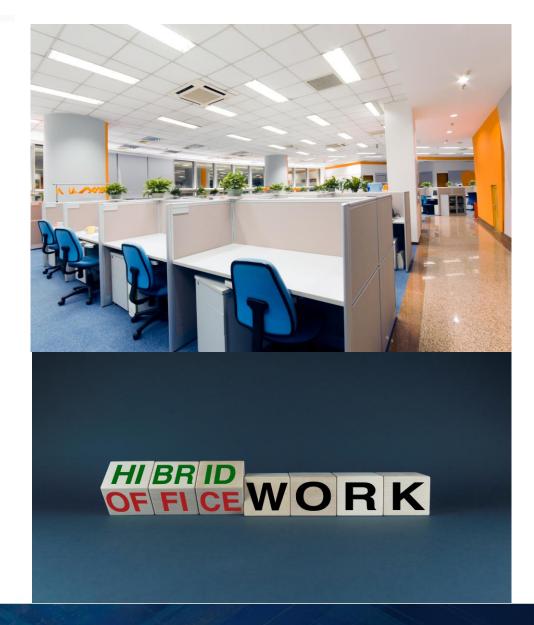
Rising national US office vacancy rates have coincided with falling levels of new supply

■ Vacancy rates (%) ■ New supply (millions of square feet; msf)



Source: Cushman & Wakefield







Office prices will continue to decline (Capital Economics predicting 43% Peak 2020 to trough decline, 20 years to recover.)

Estimates are banking commercial real estate losses between \$150-\$250 billion





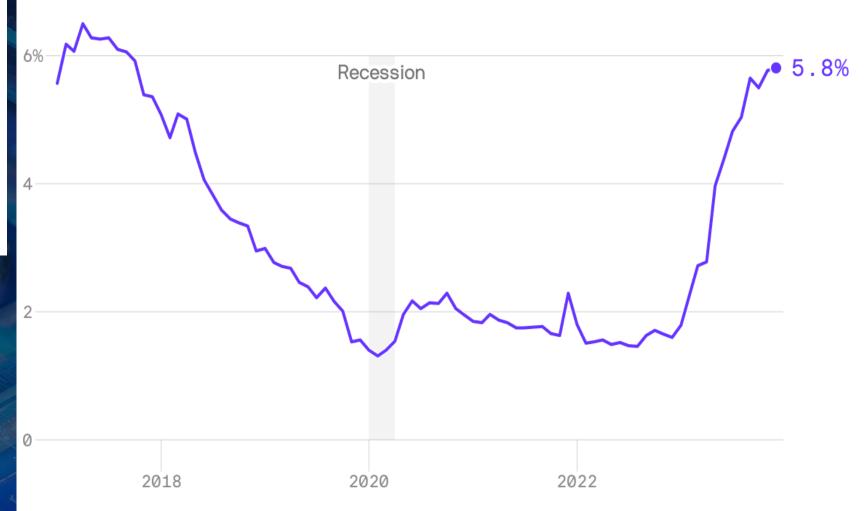
#### Highest 27.7 Dayton, Ohio 27.2 Charleston, W.Va. 26.4 Tulsa, Okla. 26.3 Houston 25.3 Dallas 25.2 Austin, Texas Lowest 14.4 Buffalo, N.Y. Omaha, Neb. 14.4 14.3 Little Rock, Ark. 14.2 Palm Beach, Fla. Long Island, N.Y. 13.6 New York Data: Moody's Analytics; Chart: Axios Visuals

Data: S&P Global Ratings; Chart: Axios Visuals



# Delinquency rates on loans backed by U.S. office buildings

Monthly; January 2017 to December 2023



## 2024 Top Markets

- 1) Nashville
- 2) Phoenix
- 3) Dallas/Fort Worth
- 4) Atlanta
- 5) Austin
- 6) San Diego
- 7) Boston
- 8) San Antonio
- 9) Raleigh/Durham
- 10) Seattle



# **ULI Emerging Trends in Real Estate-Markets to Watch 2024**

Thoughts...

"Retail outlook is exceeding expectations"

"Hybrid work is here to stay"

"Outlook still sunnier in Sun Belt"

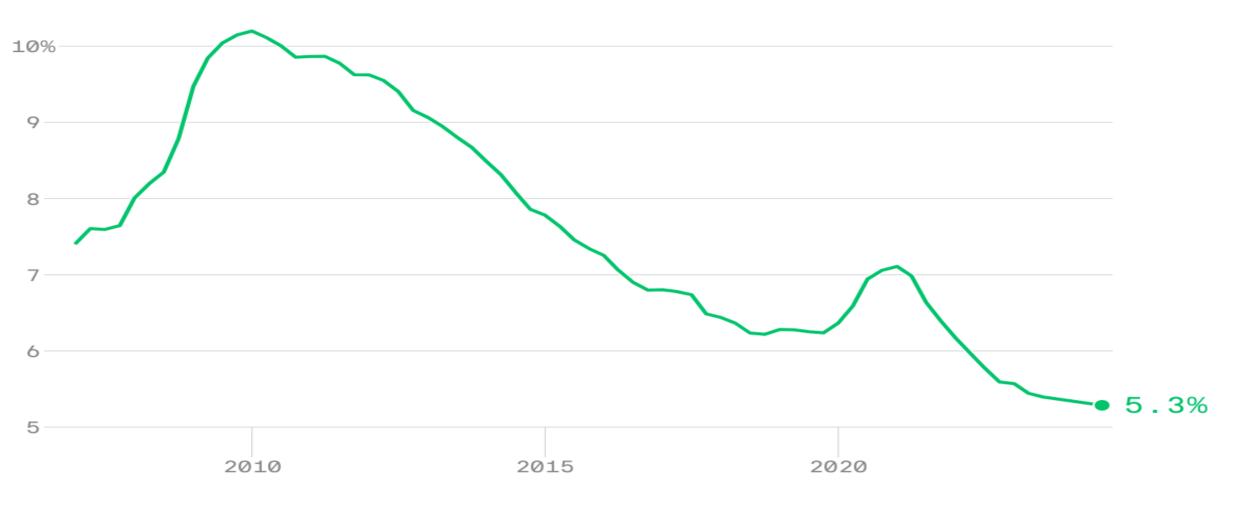
"Adapting to future climate change"

"Downtowns need to reinvent, again"

"Housing crunch"

#### U.S. shopping center vacancy rate

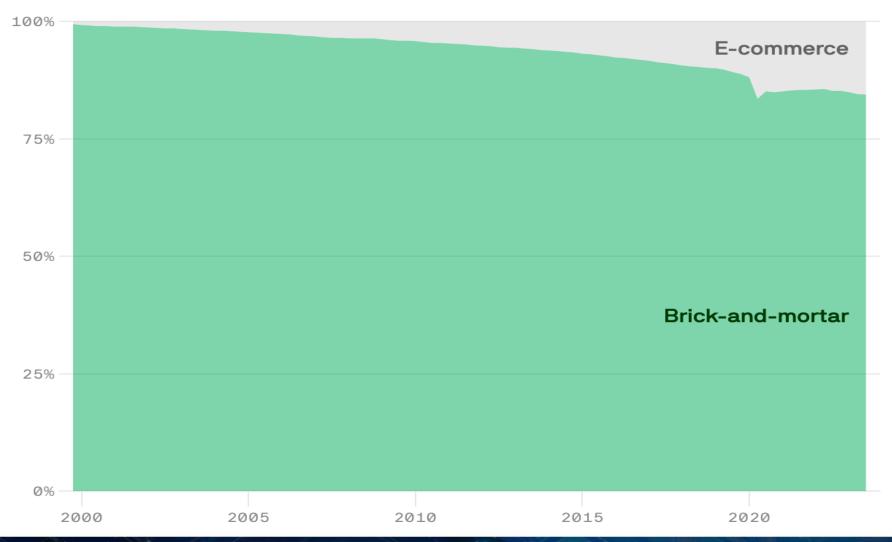
Quarterly; Q1 2007 to Q3 2024





#### Share of U.S. retail sales, by type

Seasonally adjusted; Quarterly estimates, Q4 1999 to Q3 2023



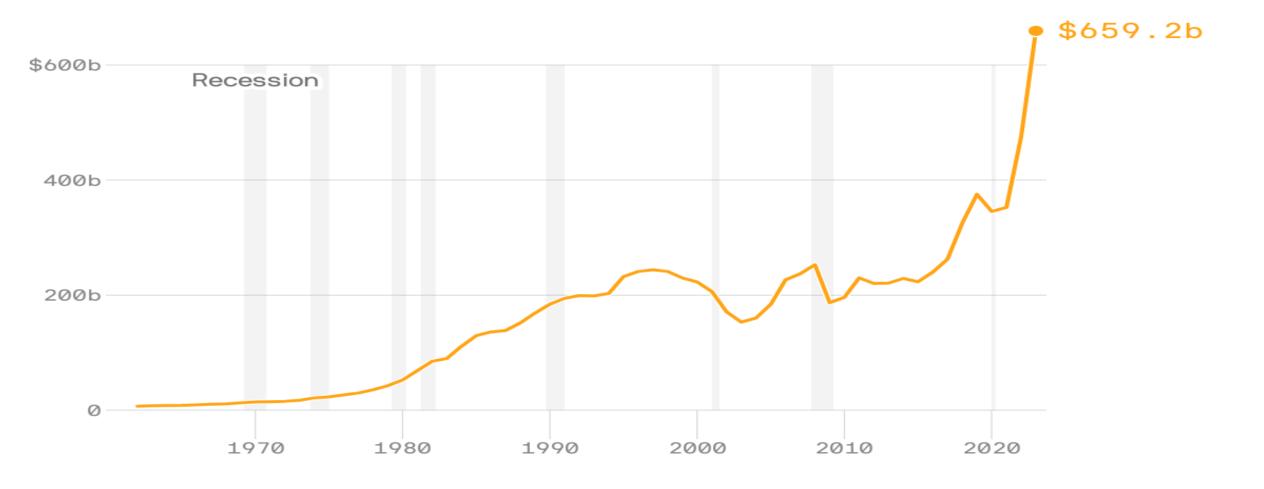
Online shopping still represents about 16% of overall retail sales.





#### Net interest payments on U.S. federal debt

Fiscal years; 1962-2023



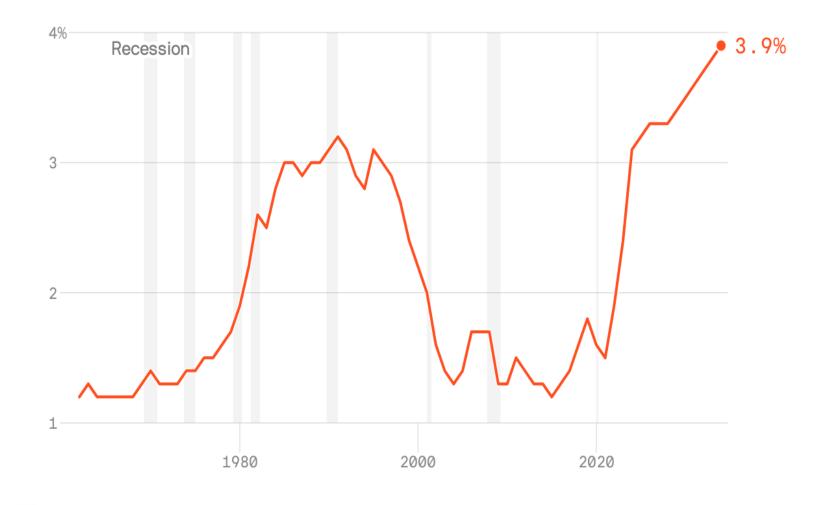


Debt service costs were 1.2% of GDP in the mid-2010s and 1.8% in 2019.

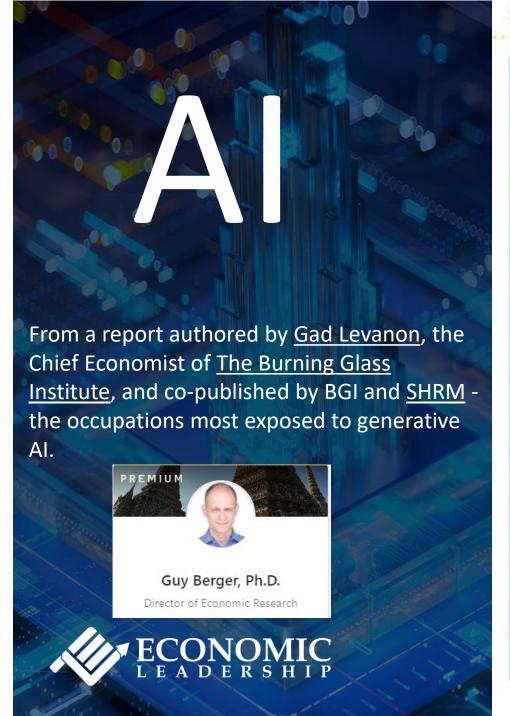
The combination of higher interest rates and pandemic relief spending has pushed the rate to 2.4% in 2023 and it is expected to be 3.1% in 2024. (The record was 3.2% in 1991)

#### U.S. government net interest outlays as share of GDP

Annually, 1962-2023; CBO forecast, 2024-2034







#### Selected types of occupations ranked by GenAl exposure score

Sector	Industry	GenAl Exposure Score
	Mortgage and nonmortgage loan brokers	3.909
	Law offices	3.906
	Investment banking and securities dealing and brokerage	3.885
	Commercial banking	3.865
	Offices of certified public accountants	3.859
	Investment advice	3.854
	Tax preparation services	3.827
	Human resources consulting services	3.825
	Marketing research and public opinion polling	3.815
	Insurance agents and brokers	3.807
	Data processing, hosting and related services	3.782
	Software publishing	3.780
	Advertising agencies	3.778
	Custom computer programming	3.775
	Payroll servicing	3.762
	Administrative management and general management consulting	3.754
	Travel agency services	3.750
	Computer systems design	3.750
	Book publishing	3.743
	Computer terminal and other computer peripheral equipment manufacturing	3.736
	Internet publishing and broadcasting and web search portals	3.735
	Marketing consulting	3.731
	Semiconductor and related device manufacturing	3,729
	Newspaper publishing	3.726
	Electronic computer manufacturing	3.718
	Pharmaceutical preparation manufacturing	3.717
	Educational support services	3.714
	Television broadcasting	3.712





## Majorities of Americans see current global conflicts as important to U.S. interests and to them personally

% who say the following are somewhat or very important to ...

#### **U.S.** national interests

	Somewhat	Very	Total
The war between Israel and Hamas	28%	47%	75%
The tensions between China and Taiwan	30	45	75
The war between Russia and Ukraine	30	43	74

#### Them personally

	Somewhat	Very	Total	
The war between Israel and Hamas	33	32	65	
The war between Russia and Ukraine	34	25	59	
The tensions between China and Taiwan	34	23	57	

Note: Figures may not sum to totals due to rounding. Source: Survey of U.S. adults conducted Jan. 22-28, 2024.

PEW RESEARCH CENTER



A recent study by Investopedia revealed that realizing the "American Dream" entails an estimated cost of about \$3.4 million throughout a lifetime, encompassing events like marriage and retirement savings.

The median lifetime earnings for the typical U.S. worker amount to \$1.7 million.

Yet another study by *USA Today* calculates that supporting the American Dream costs about \$130,000 annually for a family of four, while the median household income, according to the Census Bureau, stands at around \$74,450.







#### Median hours worked for U.S. hourly workers

Monthly; October 2019 to December 2023

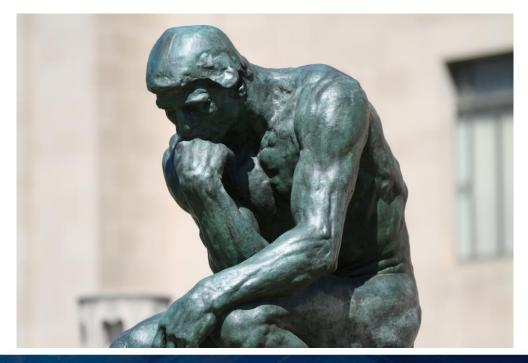




# The **YOLO Economy** has the following attributes or desires:

- More flexible work locations
- More flexible work hours
- •A more purposeful and interesting job
- •An increased amount of wealth due to increased savings and investments
- Less patience with work and social BS
- •More desire to spend more of your money before you die
- •A permanent desire to live better with the money you have (nicer home, better travel)

Between 2023 and 2045, an estimated \$84 trillion in assets will be handed down from baby boomers to their heirs or charities





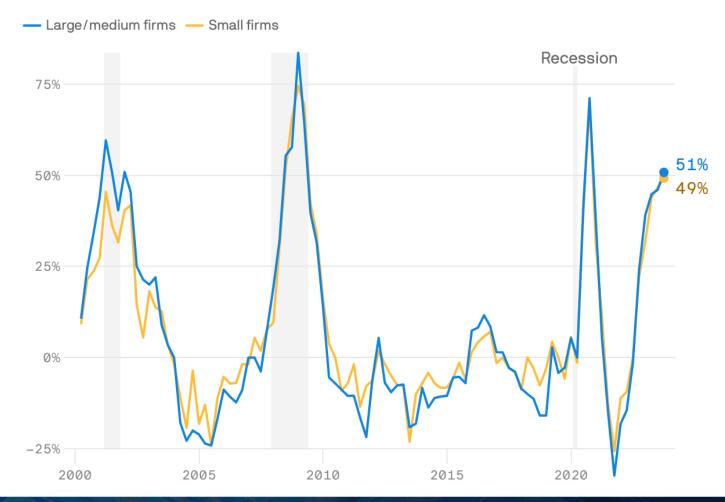


## Thoughts for 2024

- End of excess savings
- Interest rates/ home building
- OPEC
- Bank lending tightening
- Student loans (some)
- Election year
- Negative ads and consumer spending

# Net share of banks that said they tightened standards for commercial and industrial loans

Quarterly; Q1 2000 to Q3 2023









## Serendipity is Not a Strategy

