



RCLCO



“Globalization”:  
What Does it Mean  
for Real Estate in  
the U.S.?

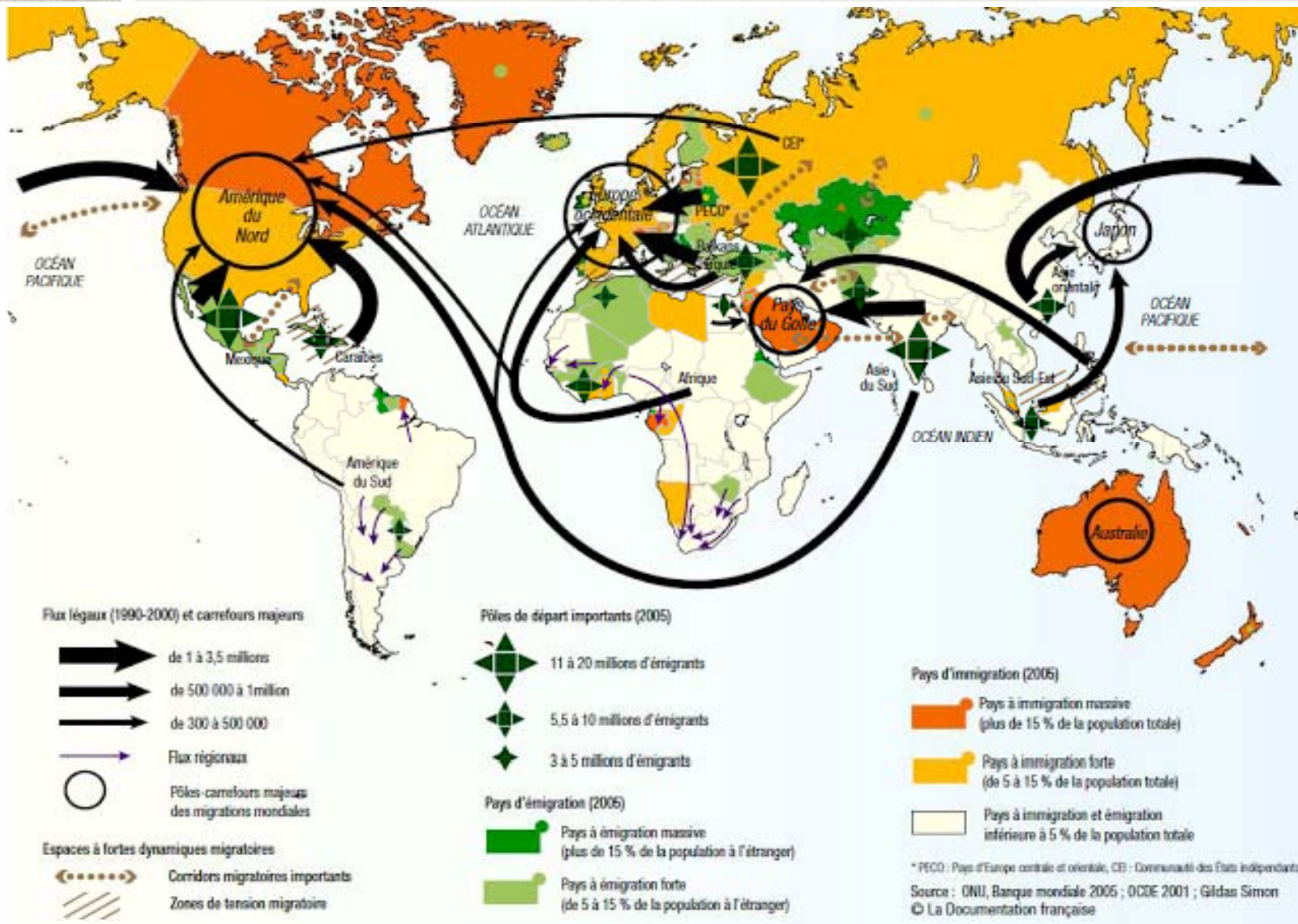
Urban Land Institute

UDMUC Purple

**April 10, 2014**

Adam Ducker, Managing Director

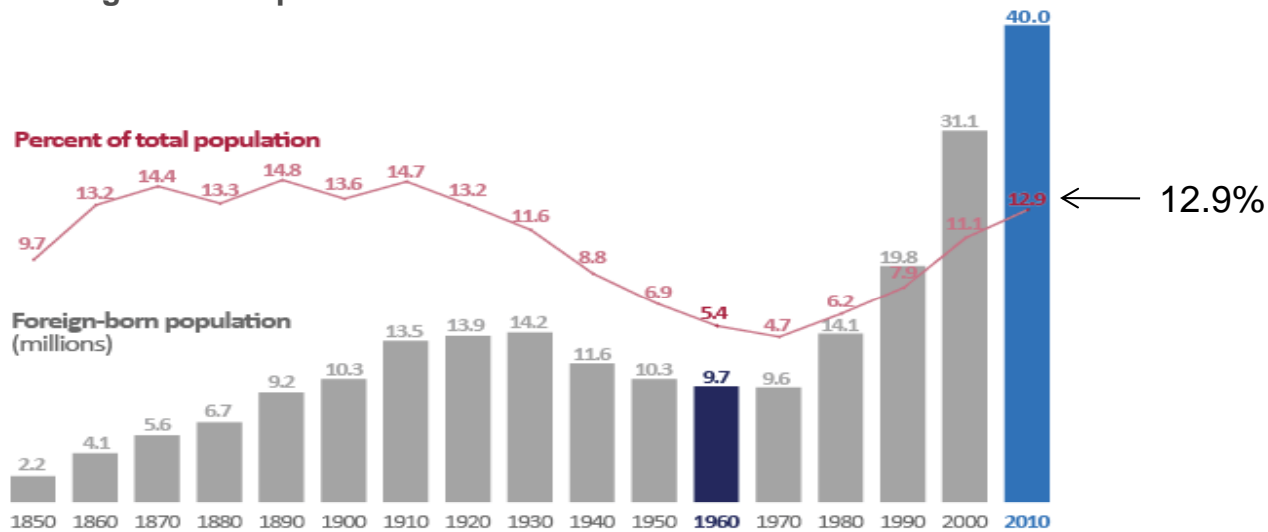
## OVERVIEW OF WORLD MIGRATION PATTERNS



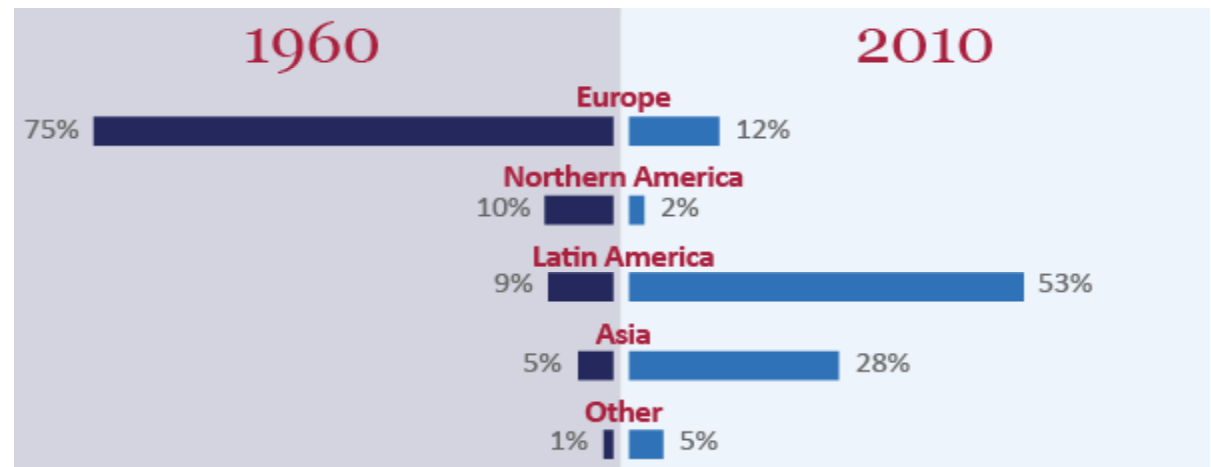
Source: World Bank ONU

# FOREIGN-BORN POPULATION IN U.S. CHANGE IN REGION OF BIRTH

Foreign-Born Population for the United States: 1850-2010



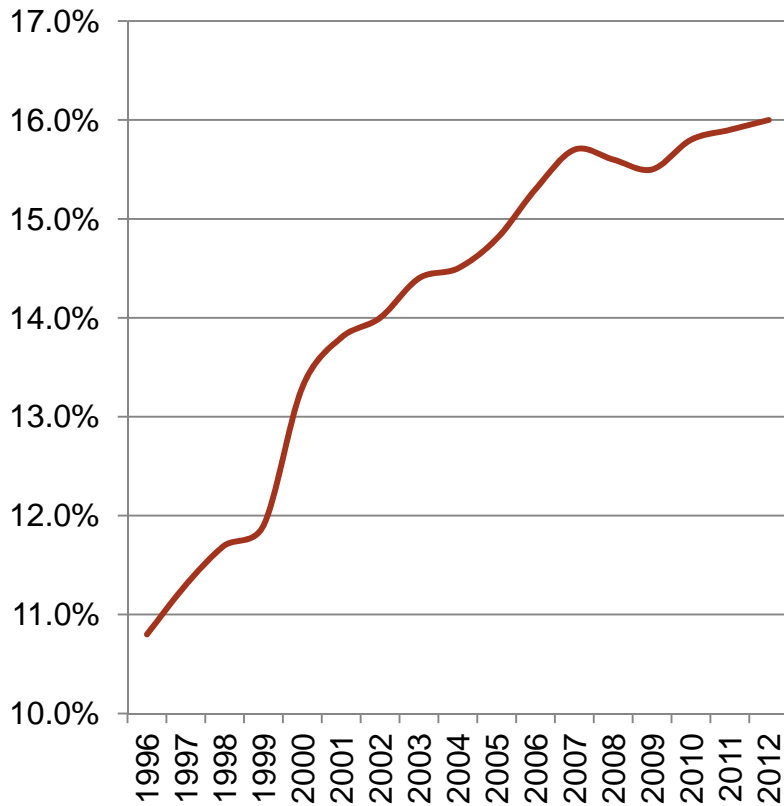
Change in Foreign-Born Population by Region of Birth



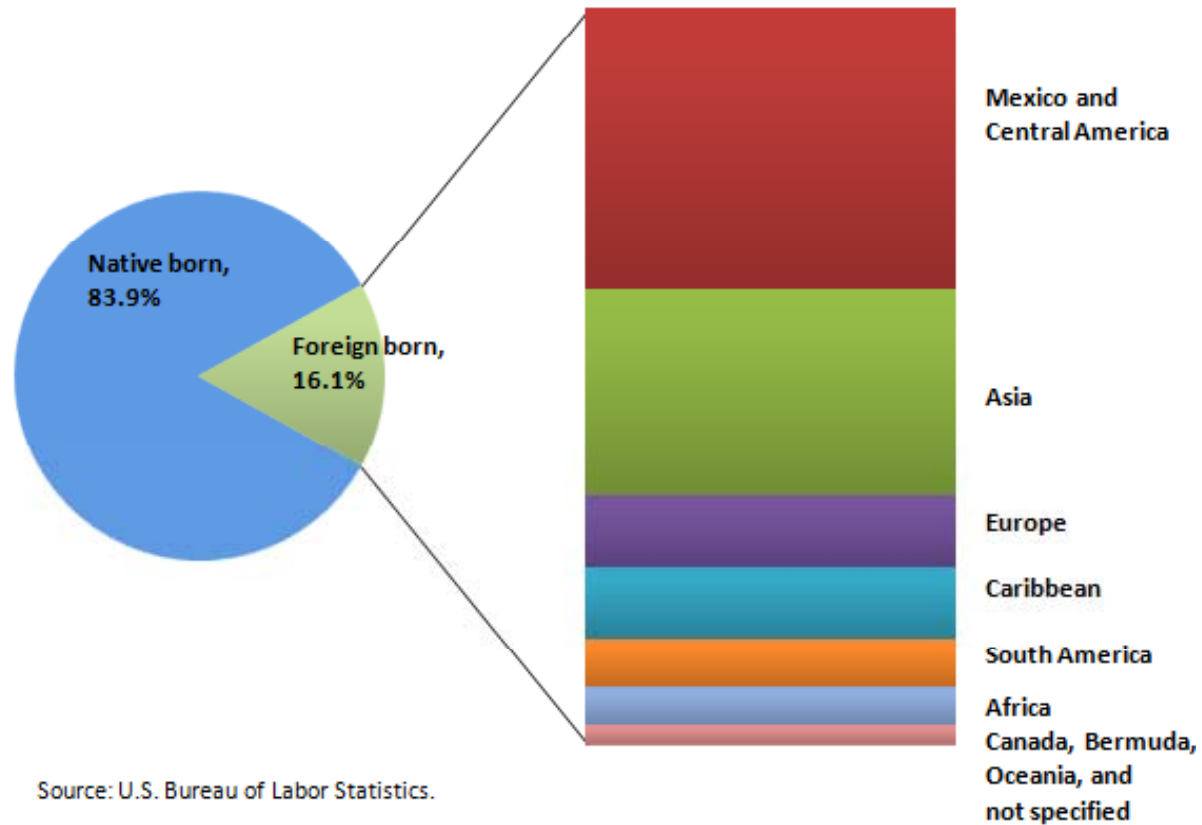
Source: U.S. Census Bureau

# FOREIGN-BORN LABOR EVEN LARGER PORTION OF U.S. LABOR FORCE

Percent of U.S. Labor Force that is Foreign-Born, 1996-2012 Annual Averages



Distribution of Foreign-Born U.S. Labor Market by Region of Origin, 2012

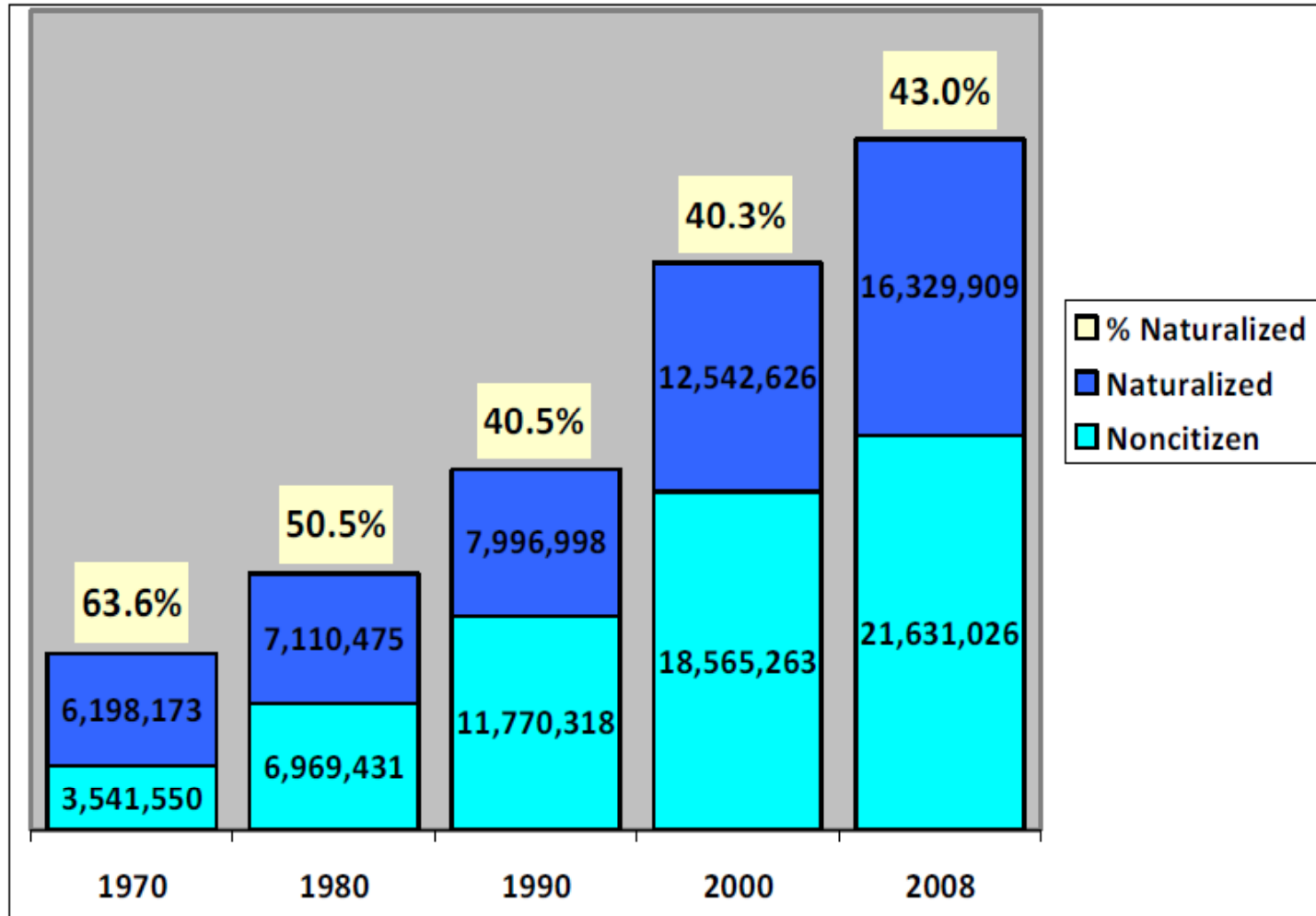


Source: U.S. Bureau of Labor Statistics.

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# NATURALIZED VERSUS NON-NATURALIZED POPULATION

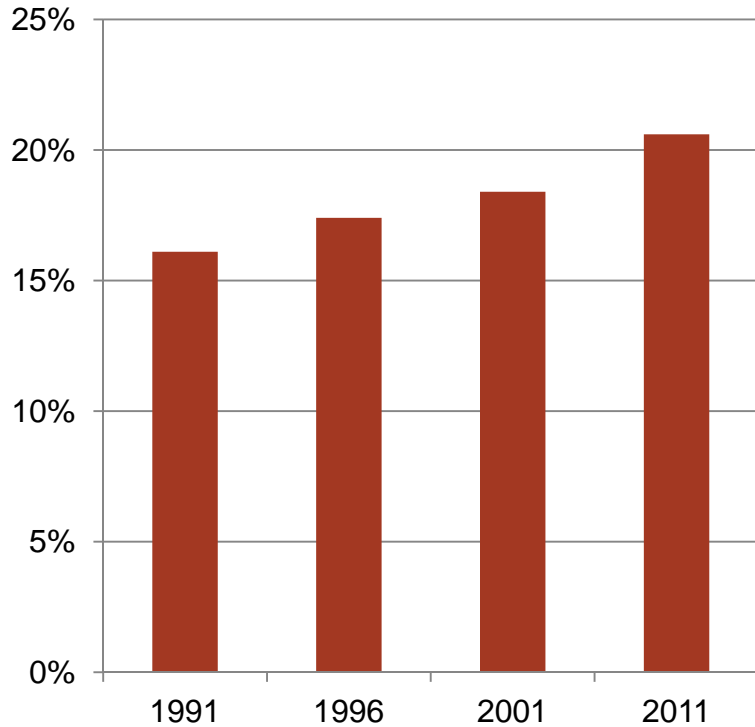
Distribution of Foreign-Born Population; Naturalized vs. Non-Naturalized: 1970-2008



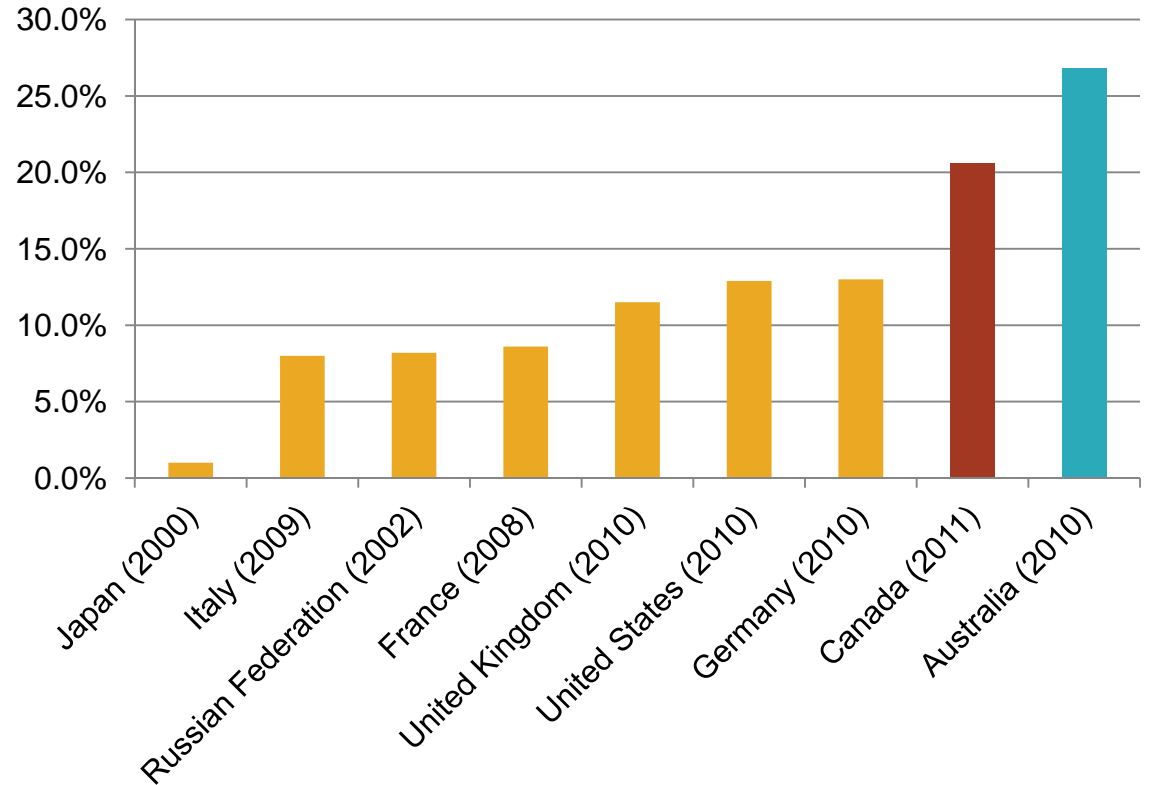
NOTE: Noncitizen and Naturalized Citizen are subsets of the Foreign-Born Population  
 Source: U.S. Census

# CANADA – FOREIGN-BORN POPULATION HIGHEST AMONG G8 COUNTRIES AND GROWING

Proportion of Foreign-Born Population: Canada, 1992-2001



Foreign-Born Population as a Percentage of Total Population: G8 Countries and Australia

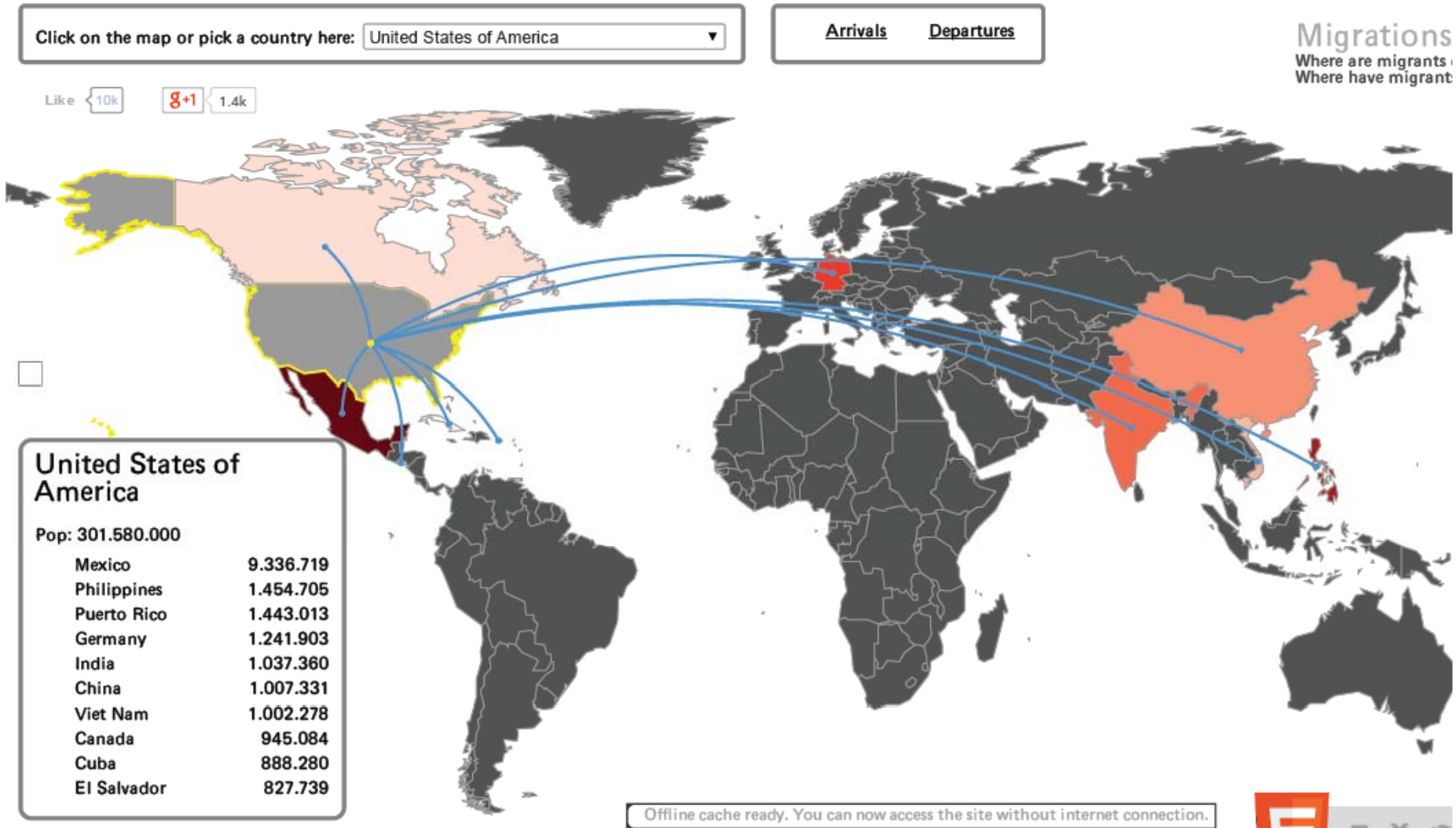


Source: Statistics Canada

# U.S. – WHERE MIGRANTS ARE COMING FROM

3/25/2014

Migrations Map: Where are migrants coming from? Where have migrants left?



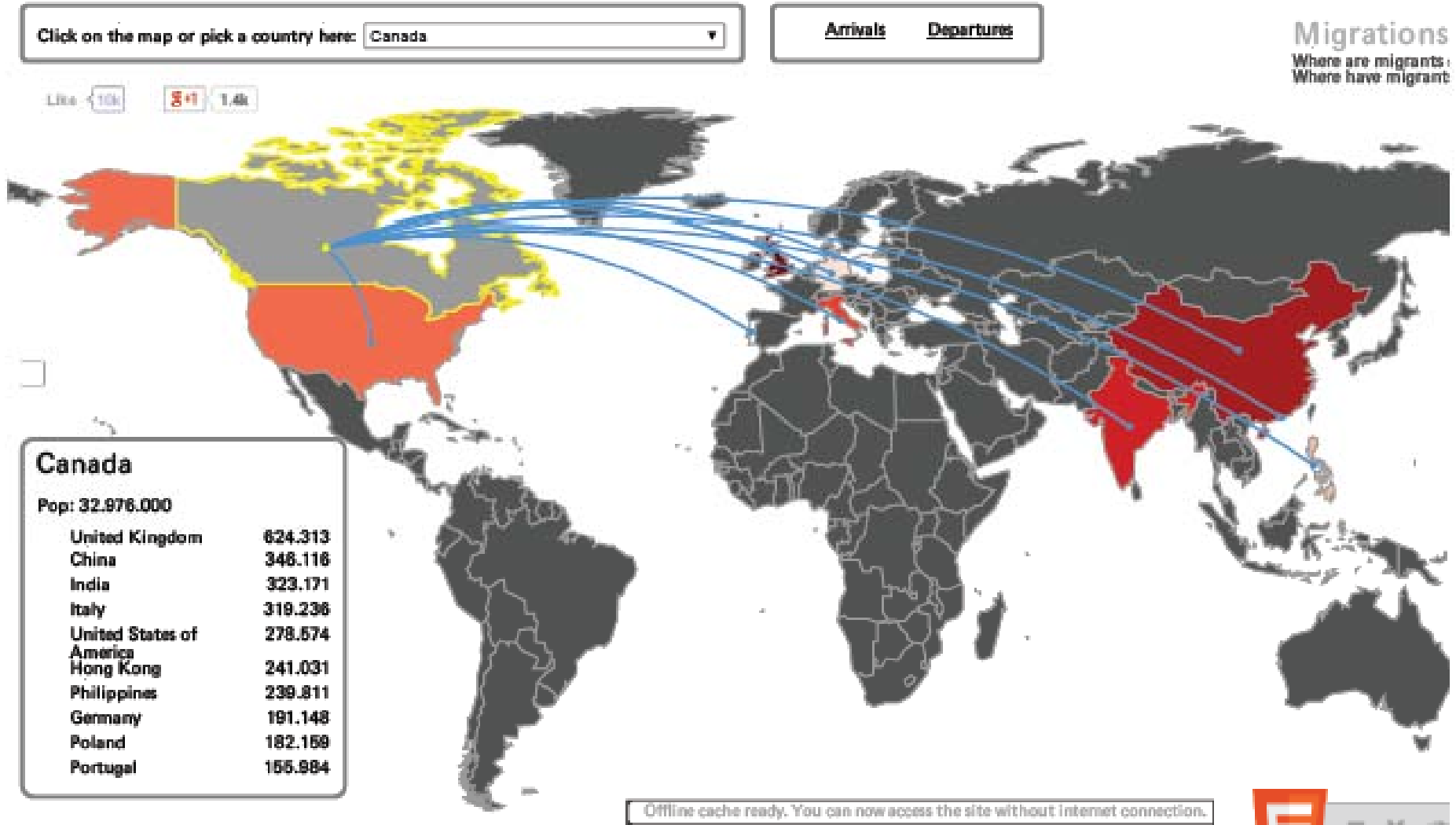
Visualization by @madewulf based on the Global Migrant Origin Database Version 4 (updated March 2007) - [Learn more](#) - [Code on github](#)

Source: MigrationMaps.com

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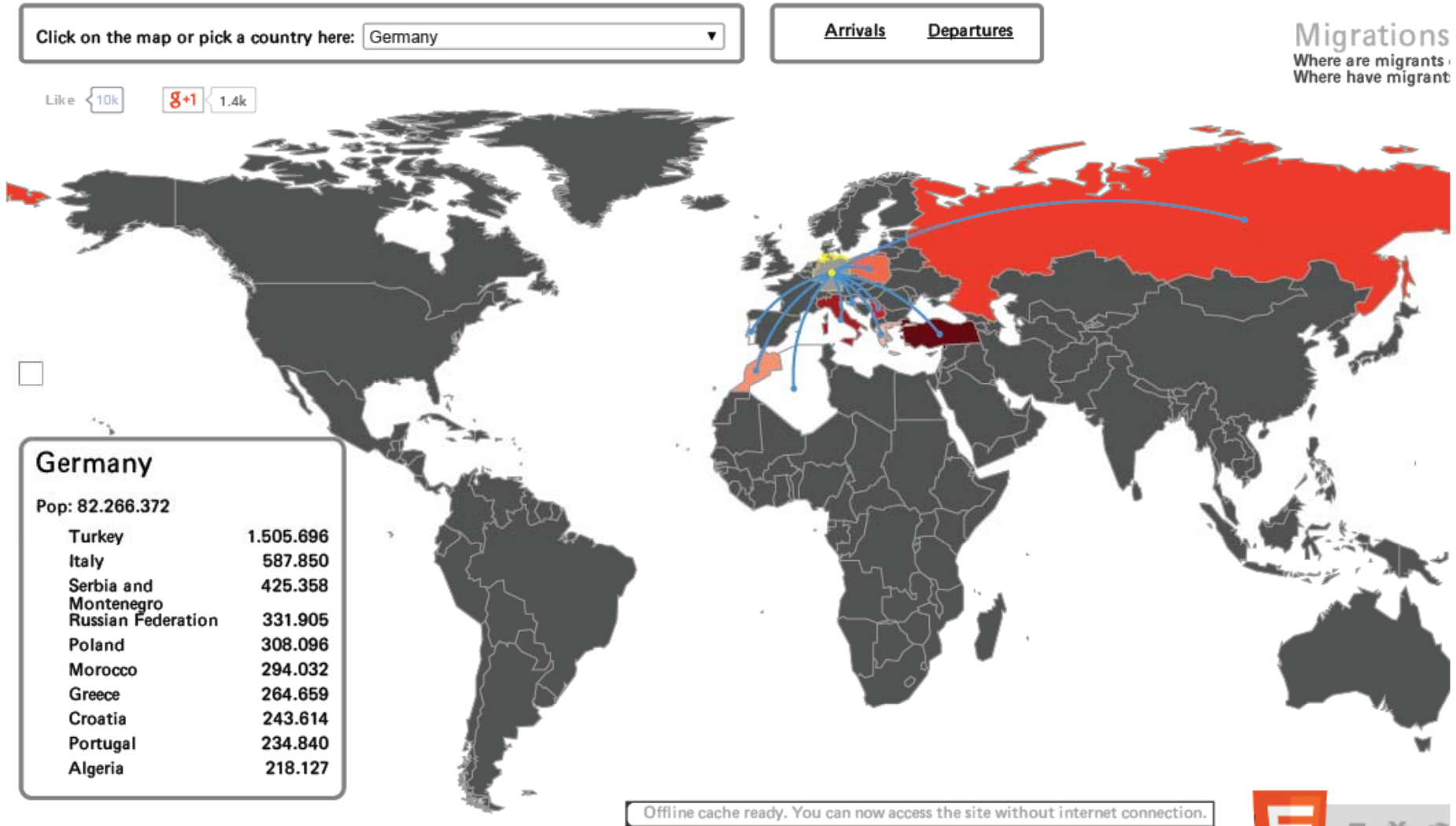
Source: MigrationMaps.com



# GERMANY – WHERE MIGRANTS ARE COMING FROM

3/25/2014

Migrations Map: Where are migrants coming from? Where have migrants left?



Visualization by @madewulf based on the Global Migrant Origin Database Version 4 (updated March 2007) - [Learn more](#) - [Code on github](#)

Source: MigrationMaps.com

# WHERE IS GLOBALIZATION ALREADY A FACT ON THE GROUND?

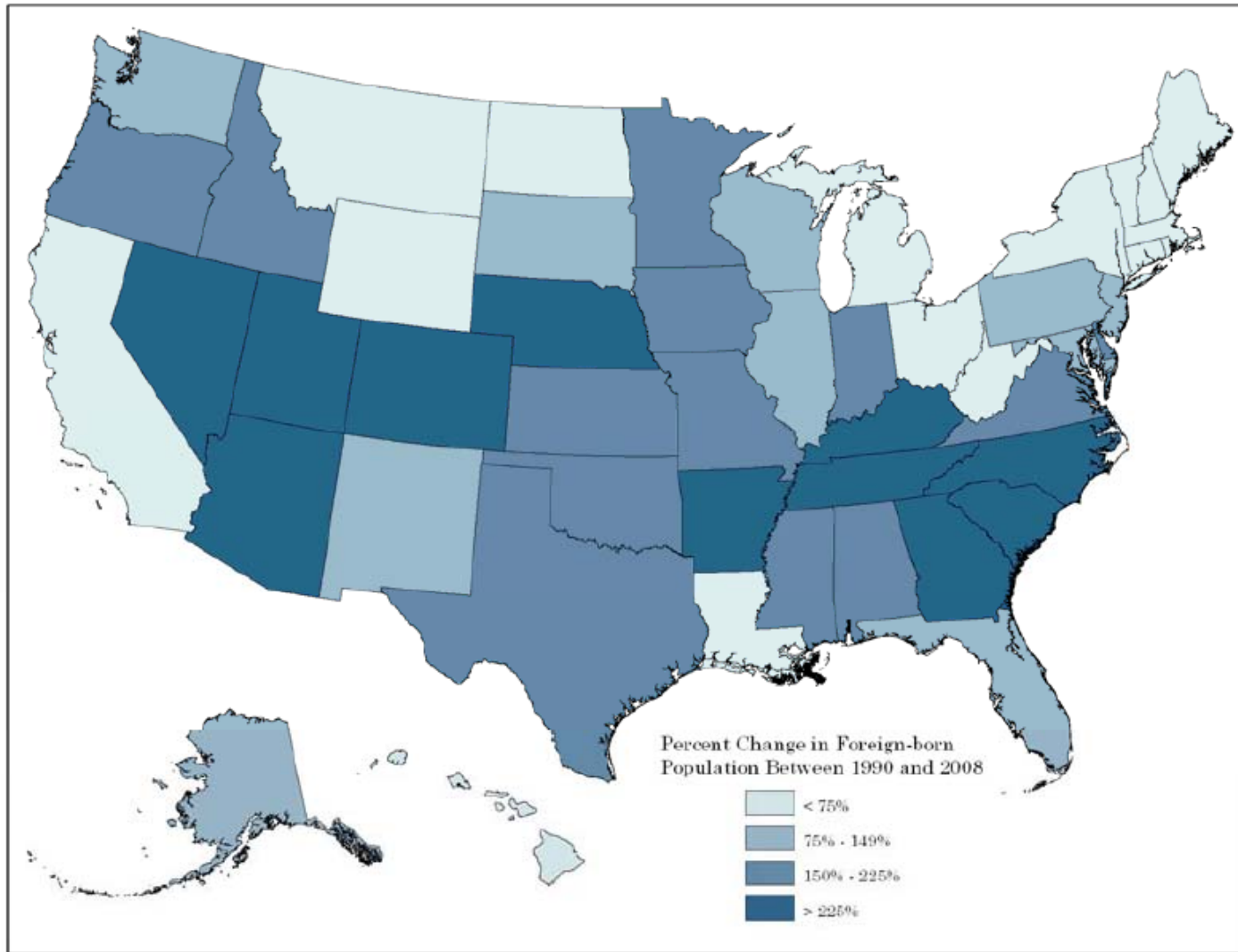
States with the Largest Number of Foreign-Born Residents, 1970-2010



Source: U.S. Census, Campbell Griffin

# AND WHERE IS THE MIX OF POPULATION CHANGING THE MOST SIGNIFICANTLY?

Percent Change in Foreign-Born Population, 1990-2008

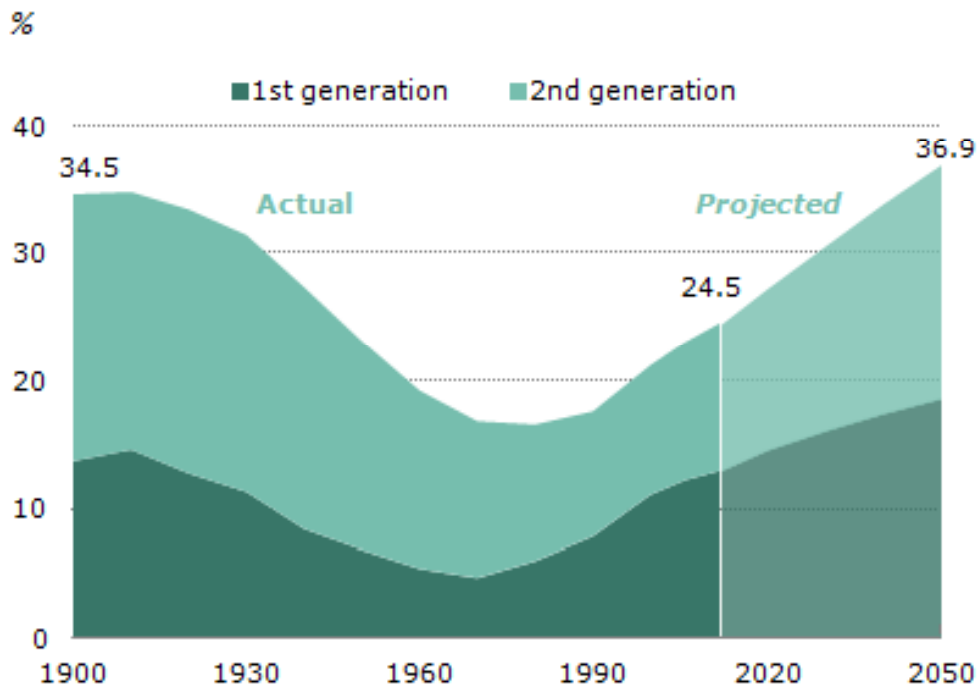


Source: CRS presentation of 2008 American Community Survey and 1990 Decennial Census data

# 1<sup>ST</sup> AND 2<sup>ND</sup> GEN IMMIGRANTS WILL MAKE UP VIRTUALLY ALL OF U.S. POPULATION GROWTH

- Nearly all (93%) of the growth of the nation's working-age population between now and 2050 will be accounted for by immigrants and their U.S.-born children.
- Latinos and Asian Americans comprise 70% of today's adult immigrants and 50% of today's adult second generation.

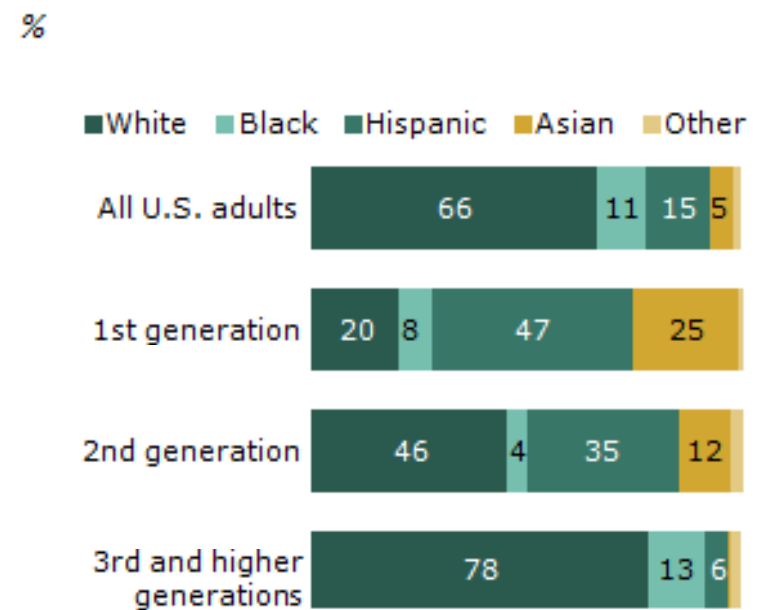
**First- and Second-Generation Share of the Population, Actual and Projected, 1900-2050**



Notes: Based on total population, including children and adults.

Source: Pew Research Center

**Immigrant Adult Generation by Race and Ethnicity**



Notes: Asians include Hispanics; all other races include non-Hispanics only. Data values for other race are not shown.

# IS THE “AMERICAN DREAM” STILL A REALITY?

- Second generation adults have comparable household incomes, home ownership rates, and higher levels of secondary education than the nation overall.

## Comparing Immigrants, the Second Generation and All U.S. Adults

*(1st generation refers to immigrants)*

### Median annual household income (in dollars)



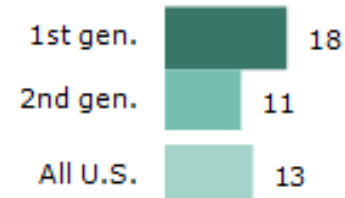
### Homeownership rate (% of households)



### College graduates (% of ages 25 and older)



### In poverty (% of adults)



Source: Pew Research Center

# NEW GLOBALISM IN ACTION – BLOSSOM PLAZA; LOS ANGELES



Source: Forest City Enterprises

# NEW GLOBALISM IN ACTION – MERCADO DEL BARRIO; SAN DIEGO



Source: Shea Properties

# NEW GLOBALISM IN ACTION – FAENA HOUSE, MIAMI BEACH



Source: Faena Website



## QUESTIONS FOR DISCUSSION

1. What are you doing differently with your business to respond to “globalized” real estate markets in the U.S.?
2. What does America look like in 25 years? “Melting Pot” or “Multi-Cultural Mecca”?
3. What immigration policy supports mixed-use real estate?

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