**1. Negative Scenario: 20% of Manual Workers/Laborers Lose Jobs to Automation**

* **Manual Workers/Laborers:**
  + **Unemployment Rate Increase:** **20%** (This directly reflects the **job loss** due to automation and tech jobs taking over).
  + **Income Decrease:** **20%** (Due to job loss or reduced work hours).
  + **Default Risk:** Increase significantly (likely a **40% higher default risk** compared to the baseline).
* **Tech Workers:**
  + **Unemployment Rate Decrease:** **-5%** (Technology and automation increase demand for tech jobs).
  + **Income Increase:** **10-15%** (As the tech sector grows due to automation and demand for new technologies).
  + **Default Risk:** Decreases or remains stable (**15-20% lower default risk** compared to manual workers).
* **Other Borrower Groups (e.g., White-Collar Workers, Professionals):**
  + **Unemployment Rate Change:** **0%** (Minimal effect).
  + **Income Change:** **0-5%** (Slight income increase or stability, depending on job sector growth).
  + **Default Risk:** Stable.

Source: <https://www150.statcan.gc.ca/n1/pub/11f0019m/11f0019m2020011-eng.htm>

**2. Negative Scenario: Immigrant Inflow Decreases by 21%**

* **Immigrant Borrowers:**
  + **Housing Demand Decrease:** **21% reduction** in housing demand, leading to **home price reduction** of **10-15%** in the affected regions (Toronto).
  + **Homeownership Decrease:** **15-25% lower** homeownership rate.
  + **Loan Default Risk:** **Increased by 10-15%** (due to lower home equity and possibly higher rent burden).
* **Other Borrower Groups (Non-Immigrants):**
  + **Home Prices:** **Home prices may decrease by 5-10%** due to decreased overall housing demand.
  + **Rental Market Impact:** **Vacancy rate may increase**, leading to **rental price reduction** (10% lower).
  + **Loan Default Risk:** **No significant change**, but may be affected indirectly by lower home prices.

Source: <https://globalnews.ca/news/10830683/canada-immigration-cuts-housing-impact/>

**3. Negative Scenario: Supply Chain Disruption (Material Costs Up 50%, Inflation Up 5%)**

* **Supply Chain Workers (e.g., Logistics, Manufacturing):**
  + **Unemployment Rate Increase:** **20%** (As supply chain disruptions often lead to job cuts in industries dependent on physical goods production and distribution).
  + **Income Decrease:** **15-20%** (Due to temporary layoffs or wage reductions).
  + **Default Risk:** **Increase by 20-25%** as reduced income and unemployment pressure affordability.
* **Other Borrower Groups (Non-Supply Chain Workers):**
  + **Inflation on Goods Increase:** **5%** (Inflation rises due to higher material costs).
  + **Home Prices Increase:** **30%** (As the cost of goods increases, home construction costs rise, leading to higher home prices).
  + **Labour Income Increase:** **30%** (For construction workers, due to high demand and wage pressure).
  + **Interest Rates Rise:** **Increase by 1-2%** to combat inflation, which directly impacts mortgage affordability.
  + **Loan Default Risk:** **Increase by 15-20%** due to the higher cost of living.

Source:

<https://www.chba.ca/info-for-new-home-buyers-supply-chain-issues/>

<https://thoughtleadership.rbc.com/proof-point-soaring-construction-costs-will-hamper-canadas-homebuilding-ambitions/>

**4. Positive Scenario: Immigrant Inflow Increases by 20%**

* **Immigrant Borrowers:**
  + **Housing Demand Increase:** **20% increase** in housing demand, leading to **home price increase of 10-15%** in areas like Toronto.
  + **Homeownership Increase:** **10-20% increase** in homeownership rate, driven by increased immigration.
  + **Loan Default Risk:** **Decreases** due to increased equity and stronger market conditions (lower risk of negative equity and foreclosures).
* **Other Borrower Groups (Non-Immigrants):**
  + **Home Prices:** **Home prices increase by 5-10%** due to increased demand from immigrants.
  + **Loan Default Risk:** **Stable or slightly decreased**, as higher home values reduce negative equity risk.

Source: <https://globalnews.ca/news/10830683/canada-immigration-cuts-housing-impact/>

**5. Positive Scenario: Supply Chain Recovery (Material Costs Down 5%, Inflation Down 2%)**

* **Supply Chain Workers (e.g., Logistics, Manufacturing):**
  + **Unemployment Rate Decrease:** **-10%** (As supply chains recover, these sectors bounce back, leading to re-employment).
  + **Income Increase:** **5-10%** (Due to recovery in the sector and increasing demand for goods).
  + **Default Risk:** **Decreases by 10-15%**, as re-employment and wage growth improve financial stability.
* **Other Borrower Groups (Non-Supply Chain Workers):**
  + **Inflation Decrease:** **3% reduction** in inflation, improving purchasing power.
  + **Material Costs Decrease:** **10% reduction** in material costs, leading to a slight **stabilization or reduction in home prices**.
  + **Interest Rates Lower:** **1-2% decrease** in interest rates to stimulate economic growth, improving mortgage affordability.
  + **Loan Default Risk:** **Decrease by 5-10%**, as lower costs and stable interest rates increase borrower stability.

Source:

<https://www.chba.ca/info-for-new-home-buyers-supply-chain-issues/>

<https://thoughtleadership.rbc.com/proof-point-soaring-construction-costs-will-hamper-canadas-homebuilding-ambitions/>